



**Rushy Lane  
Risley, Derbyshire DE72 3XZ**

**£575,000 Freehold**

AN IMPRESSIVE THREE BEDROOM, TWO BATHROOM NEW BUILD END OF THREE PROPERTY LOCATED IN THIS DESIRABLE & SOUGHT AFTER DERBYSHIRE VILLAGE. OFFERED FOR SALE WITH NO UPWARD CHAIN.



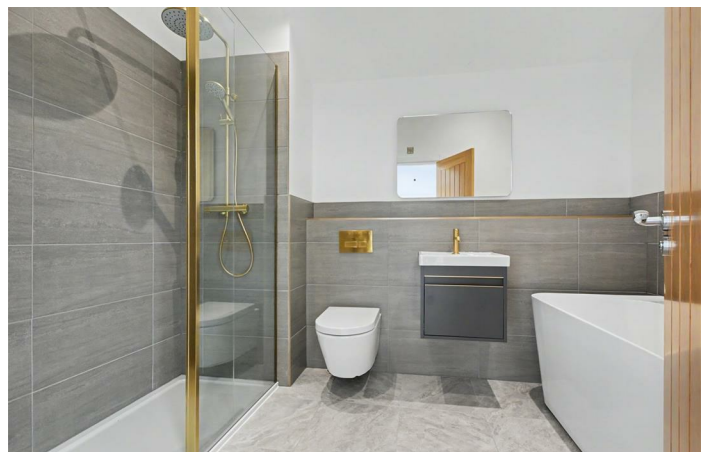
ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRULY IMPRESSIVE THREE BEDROOM, TWO BATHROOM, THREE TOILET END OF THREE FAMILY HOME POSITIONED IN THIS DESIRABLE AND SOUGHT AFTER DERBYSHIRE VILLAGE.

With accommodation over two floors, the ground floor comprises entrance hallway with staircase rising to the first floor, ground floor WC, open plan living family dining kitchen with feature bi-fold doors opening out to the rear garden, and separate utility area. The first floor landing provides access to three bedrooms (the principal with en-suite facilities) and family bathroom.

The property benefits from air source heat pump, double glazing, off-street parking, EV charging point and enclosed landscaped rear garden.

The property is situated in this secluded position in this desirable Derbyshire village which offers easy access to excellent schooling for all ages such as Risley School, Ladycross, Cloudside and Friesand. There is also easy access to great transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham express tram terminus situated at Bardills roundabout.

Positioned at the top of this private road within a development of five properties with high specification fixtures and fittings throughout, we believe the property will make a fantastic family home and we highly recommend an internal viewing.



## ENTRANCE HALL

20'4" x 15'5" (6.22 x 4.72)

Feature panel entrance door with double glazed window adjacent to the door, open tread staircase rising to the first floor with decorative wood spindle balustrade, double glazed exit door to the rear leading onto the garden patio, herringbone-style flooring, LED spotlights, opening through to the open plan living family dining kitchen, and separate door into the ground floor WC.

## GROUND FLOOR WC

6'3" x 5'4" (1.93 x 1.64)

Newly fitted modern white two piece suite comprising a hidden cistern push flush WC and wash hand basin with mixer tap and storage drawer beneath. Partial wall tiling, tiled floor, chrome ladder towel radiator, wall mounted LED lit bathroom mirror and Xpelair extractor fan.

## OPEN PLAN LIVING FAMILY DINING KITCHEN

28'2" x 21'10" (8.61 x 6.66)

The kitchen area comprises a matching range of fitted handle-free soft-closing base and wall storage cupboards and drawers, with marble design quartz work surfaces incorporating an inset one and a half bowl sink unit with draining board and Blanco mixer tap. Matching marble design quartz upstands and windowsill, inset Neff four ring induction hob, in-built matching Neff oven, integrated Neff eco airflow fridge/freezer, integrated Neff dishwasher, double glazed window to the front (with fitted blinds), LED spotlights throughout, herringbone-style flooring to match the entrance hall, media points, feature full width opening bi-fold double glazed doors leading to the rear garden. Door to utility.

## UTILITY

7'1" x 6'11" (2.16 x 2.12)

Fitted base handle-free storage cupboards with marble design quartz work surfacing and matching upstands with inset single sink unit with mixer tap, matching herringbone-style flooring and Aquatherma water cylinder.

## FIRST FLOOR LANDING/READING AREA

26'2" x 11'3" (8.00 x 3.43)

Double glazed window to the rear (overlooking the rear garden and countryside beyond), radiator, LED spotlights, decorative wood spindle balustrade with contrasting glass, semi-vaulted ceiling with LED spotlights, doors to all bedrooms and bathroom.

## BEDROOM ONE

14'6" x 10'8" (4.44 x 3.27)

Feature double glazed window to the front (offering fantastic far reaching views), radiator, vaulted ceiling with LED spotlights, plug socket with inset USB charging point, door to en-suite.

## EN-SUITE

9'9" x 6'11" (2.98 x 2.13)

Spacious four piece suite comprising a freestanding bathtub with

mixer tap, walk-in double sized tiled shower cubicle with foldaway glass shower screen and dual attachment mains shower with drench head and shower attachment, hidden cistern push flush WC and wash hand basin with mixer tap and storage drawer beneath. Contrasting floor and wall tiles, slimline ladder towel radiator, wall mounted LED lit bathroom mirror, semi-vaulted ceiling with LED spotlights and Xpelair extractor fan.

## BEDROOM TWO

17'3" x 10'9" (5.27 x 3.28)

Double glazed window to the rear (overlooking the rear garden), radiator, semi-vaulted ceiling with LED spotlights and plug sockets with inset USB charging points.

## BEDROOM THREE

12'4" x 11'5" (3.78 x 3.49)

Double glazed window to the rear (overlooking the rear garden), radiator, plug sockets with inset USB charging points and vaulted ceiling with LED spotlights.

## BATHROOM

7'0" x 6'4" (2.15 x 1.95)

Three piece suite comprising a panelled in bath with mixer tap and pull-out handheld shower attachment, wash hand basin with mixer tap and storage drawer beneath, and hidden cistern push flush WC. Tiling to dado height and to the floor there is Xpelair extractor fan, wall hung LED lit bathroom mirror and ladder towel radiator.

## OUTSIDE

To the front of the property, there is a tarmac parking space leading onto a gravel forecourt providing off-street parking, porcelain slab pathway providing access to the front entrance door and also linking to the rear garden. The rear garden is enclosed and landscaped offering a high degree of privacy with decorative fencing, flagstone porcelain slab patio area (ideal for entertaining) leading onto a lawn. Within the garden, there is an external water source and external power.

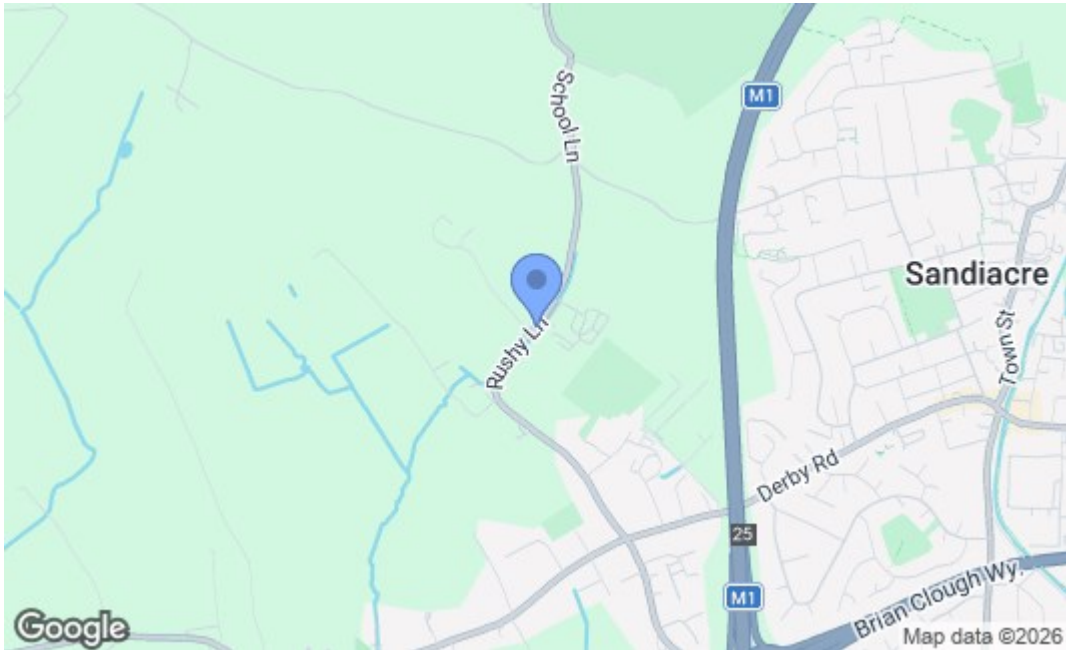
## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, continue straight over onto Derby Road Sandiacre and proceed up the hill in the direction of Risley. At the traffic lights, turn right onto Rushy Lane and at the bend in the road take a left hand turn identified on Google Maps as Rushy Paws and follow the private driveway initially to the left and then follow the bend to the right continuing along until reaching the development at the top of the driveway.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       | 81      | 87        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.