

Derby Road
Risley Derby

ashley adams

Derby Road
Risley Derby DE72 3SY

for sale
£650,000







Property Description

A substantial four bedroom detached family home situated on 0.3 acre plot with potential for development or extension subject to planning permission with two vehicular access points, extensive off road parking and stunning private landscaped gardens. The property would benefit from modernisation and refurbishment but has been well maintained with a new roof approx 12 years ago, a gas fired central heating system and hardwood framed double glazing (where specified) and has an attached double garage and additional access to caravan/boat standing or further parking via additional side vehicular access to the rear of garage. The property is set well back from the road with stunning well landscaped private and mature gardens and a generous block paved driveway opens up to provide off road parking and turning for several vehicles. Wide gated paths either side give access to the stunning private rear garden with two timber sheds, shaped lawns and a wealth of mature trees and shrubs. The internal accommodation briefly comprises:- Entrance hall, lounge with feature fireplace and full width sliding aluminium panoramic door giving superb aspect over the garden, spacious dining room, fitted kitchen, front porch with utility store and plumbing for washing machine, inner hallway, ground floor bedroom with wash basin, family bathroom with white suite, separate w.c. To the first floor is a master bedroom suite with ensuite bathroom and dressing room and two further generous double bedrooms.

Entrance Hall

Rear oak framed double glazed entrance door with matching wide side panel and fan light giving access to spacious entrance hallway/dining hallway, having central heating radiator with shelf over, oak architrave and oak skirting boards, oak delft rack, coving to the ceiling, carpeted flooring, oak veneer door gives access to useful understairs store, further oak veneer door giving access to: -

Lounge

The spacious lounge having a feature almost full width aluminium double glazed sliding patio doors to the rear giving access and stunning aspect over the rear garden which is particularly private, further hardwood diamond leaded double glazed windows either side of the rear patio doors, feature fireplace incorporating coal effect gas fire with marble hearth and backplate and decorative Adams style surround, coving to the ceiling, four wall light points, central heating radiator with shelf over, oak veneer door off to: -

Dining Room

Having hardwood double glazed diamond leaded windows to the side and front elevations having lovely views over the front garden, carpeted flooring, coving to the ceiling, wall mounted electric heater, door off to: -

Breakfast Kitchen

Having a range of fitted matching base and wall units with laminated work surfaces over, single drainer stainless steel sink unit with chrome mixer tap over, integrated eye level NEFF electric fan assisted oven and grill, four burner gas hob with extractor hood over, plumbing and space for automatic washing machine, part ceramic tiled walls, central heating radiator, timber framed and opaque glazed door gives access to: -

Front Porch

Having quarry tiled flooring, and a further timber framed and opaque glazed front door and recessed utility store with plumbing for automatic washing machine, light and power.

Inner Hallway

Continuing off the main entrance hall with oak architrave, skirting boards, delft rack and oak veneer doors continuing through and providing access to cloakroom area with coat hanging hooks, central heating radiator, hardwood framed diamond leaded double glazed window to the front elevation, carpeted flooring and staircase off to the first floor with oak handrail.

Principle Bedroom

Having hardwood framed diamond leaded double glazed windows to the rear and side elevations, central heating radiator, carpeted flooring, a range of fitted bedroom furniture comprising two double wardrobes with overhead cupboards, further single wardrobe, pedestal wash hand basin with mirror back and ceramic tiled splashback, matching chest of drawers.

Bathroom

Housing a white suite of panelled bath with chrome mixer tap, corner glazed shower cubicle with Mira mains shower, fully tiled to the shower cubicle, part ceramic tiled walls, wash hand basin fitted vanity unit with storage beneath and chrome mixer tap over, hardwood framed diamond leaded opaque

double glazed window to the front elevation, wall mounted heated towel rail, ceramic tiled flooring, Dimplex wall mounted electric heater.

Separate W.C

Having low level wc, central heating radiator, part ceramic tiled walls, ceramic tiled flooring, hardwood framed diamond leaded opaque double glazed window to the front elevation.

Rear Lobby Area

Accessed off the inner hallway via an oak framed opaque glazed door, quarry tiled flooring with door off to: -

Boiler/Boot Room

Having wall mounted Ideal boiler providing domestic hot water and central heating, hardwood framed diamond leaded double glazed window to the front elevation, light.

Covered Passageway

Covered passageway with timber framed and opaque glazed door with matching fanlight over from the front garden and a further timber sturdy door gives direct access to the rear garden, off the passage is a door leading to: -

Double Garage

Having electric remote roller shutter door, light and power, rear window overlooking the garden.

First Floor Landing

Guest Bedroom Suite

Being an exceptionally large bedroom with carpeted flooring, central heating radiator, hardwood framed double glazed diamond leaded window to the side elevation, double door fronted fitted wardrobes with overhead cupboards, matching drawers, arch opening to: -

Dressing Room

Having vanity unit, fitted mirror back, two wall lights, further arch opening to: -

Ensuite Bathroom

Having three piece white suite comprising panelled bath, low level wc, pedestal wash hand basin, central heating radiator, part ceramic tiled walls, carpeted flooring, wall mounted electric heater.

Bedroom 3

Spacious bedroom with central dividing wall, the bedroom area to the rear of the room having hardwood framed diamond leaded double glazed window to the side elevation, central heating radiator, carpeted flooring, fitted with a range of bedroom furniture comprising of triple door fronted wardrobe with overhead cupboards and matching drawers, the room opens out to: -

Ensuite/Dressing Room

Having central heating radiator, double glazed roof light window, pedestal wash hand basin with fitted mirror back, the room has potential to create an ensuite and has door to eaves storage, linen cupboard with slatted shelving for ease of storage.

Bedroom 4

Good sized double bedroom having double glazed rooflight windows to the front and rear elevations, door to useful walk in wardrobe with light, further door to eves storage and slimline door giving further access to eaves storage.

Outside

The property is set well back from the road having an expansive block paved driveway providing off road parking and turning for several vehicles, stunning front lawned garden area flanked with borders inset with mature shrubs, hedging to the boundary's, established mature trees, two circular features with inset trees, access to the double attached garage offering potential to extend above the garage and further potential to redevelop the site subject to planning permission. The driveway leads to a wide block paved pathway which runs around the front and side. The side of the property has a wide border area inset with established shrubs and wrought iron gate leading to the rear garden. To the side of the garage is a sturdy wrought iron gate with a crazy paved path which gives privacy and access to the rear garden.

The rear garden is a particular feature and must be viewed to be fully appreciated having fenced and hedged boundary's, shaped lawns flanked with borders inset with a variety of mature trees and shrubs and two timber sheds. A blocked paved area to the side of the property offers potential for further extension subject to planning permission. A tarmac path flanks the rear of the property opening to provide a patio area, recessed rear storm porch with quarry tiled flooring and light.

The property has a vehicular right of way along the private driveway to the side, there are double timber opening drive gates giving access into a large hardstanding area suitable for storage of caravan/boat etc if required.

Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







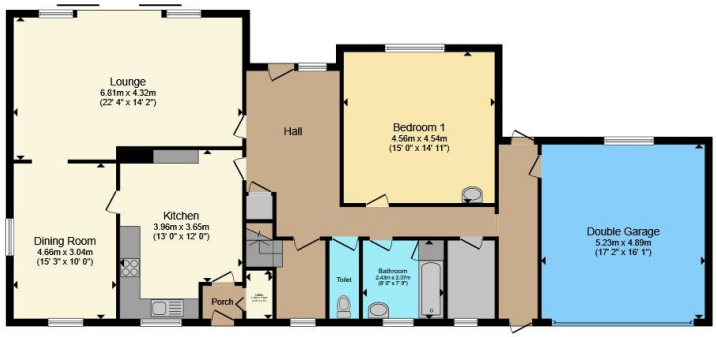












Ground Floor



First Floor

Total floor area 230.7 m² (2,483 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: MEL206163 - 0008

Tenure:Freehold EPC Rating: D Council Tax Band: G

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The Property Ombudsman

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