Robert Ellis

look no further...

The Crescent, Risley Lane,
Risley, Derbyshire
DE72 3TU

£625,000 Freehold

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THIS IS A STUNNING PROPERTY WHICH HAS BEEN SIGNIFICANTLY EXTENDED AND UPGRADED AND PROVIDES A MOST BEAUTIFUL HOME, INCLUDING HIGHLY APPOINTED FOUR DOUBLE BEDROOM ACCOMMODATION.

Being situated on The Crescent, Risley Lane, this individual property offers spacious accommodation which has been extended to both the ground and first floors. For the size and quality of the accommodation and privacy of the landscaped rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. The property has a rural location, but is within easy reach of the facilities provided by Breaston village, Sandiacre and Long Eaton and is also within easy reach of excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road with parking at the front for several vehicles and being a newly extended property is an efficient home to run. The tastefully finished and highly appointed accommodation derives all the benefits from having gas central heating and double glazing and includes a fully enclosed reception porch, open plan hallway which leads into the living/dining area, with this room having a feature fireplace and French doors leading out to the rear garden, there is a lounge positioned at the front, which also has a feature fireplace, the open plan kitchen is exclusively fitted with French oak units and has integrated appliances and has bi-folding doors leading out to the private garden at the rear, there is a utility room, ground floor shower room and a w.c. To the first floor the landing leads to three double bedrooms, the main bedroom suite having a shower room en-suite and a walk-in wardrobe and the main luxurious bathroom has a stand alone copper bath and to the second floor there is a further double bedroom which has an en-suite w.c. Outside there is an integral double tandem garage with electric roller doors to the front and rear, the area at the front provides parking for several vehicles and the rear garden has been landscaped by 'John Osborne' and has a large granite slabbed patio area with a cobbled path that leads through the patio to the bottom of the garden where there is a further seating area, a covered hot tub area, Jamaican bar, two sheds and the garden overlooks open countryside and fields at the bottom with there being fencing to the boundaries.

The property is within easy reach of all the amenities and facilities found in Breaston village with there being schools for younger children at Breaston and Risley with Friesland School for older children also being only a few minutes away, there are healthcare and sports facilities which includes several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Include shopping in Long Eaton

Stylish composite front door with inset diamond glazed panel leading to:

Reception Porch
Having a double glazed window to the front, tiled flooring, cloaks hanging, sensor light and a wood panelled door with inset stained glass leaded panel leading to the living accommodaiton.

Reception Hall
The reception hall area is open plan to the living/dining kitchen and from the hall there are stairs with a feature metal balustrade with hand rail leading to the first floor and panelled door leading to the cupboard beneath the stairs, natural slate tiled flooring extending across the open plan living/dining kitchen and into the utility area at the rear.

Dining/Sitting Area
24' x 15' to 12' approx (7.32m x 4.57m to 3.66m approx)
The sitting area has a feature brick chimney breast with a wooden mantle above and a hearth, double opening French doors leading out to the rear garden, oak beams to the ceiling, two feature radiators, natural slate tiled flooring and two wall lights.

Lounge
12' x 12' approx (3.66m x 3.66m approx)
The lounge is positioned at the front of the property and this has double glazed windows to the front and side, feature brick chimney breast with a wooden mantle and slate tiled hearth, aerial point and power point for a well mounted TV, radiator and Karndean flooring.

Kitchen
16' x 11' to 7' approx (4.88m x 3.35m to 2.13m approx)
The kitchen area has French oak doors and granite work surfaces and includes a Belfast sink with a Quooker hot water tap set in a granite work surface which extends to a seating area next to the dining area which has a feature oak beam above and beneath this work surface area there are spaces for a dishwasher, cupboards and drawers with the corner cupboards having fitted carousels and there is also a racked bottle cupboard, brick recess for a cooking Range with an oak mantle over, granite work surface with cupboards, drawers and wine chiller below, space for a fridge freezer, range of matching eye level cupboards, Bosch microwave and eye level oven and a display cabinet with two drawers beneath, window with an oak surround, part vaulted ceiling with Velux window and an exposed oak beam, full height double glazed window and three panel bi-folding doors having electrically operated blinds leading out to the gardens, recessed lighting to the ceiling, double glazed eye level window, feature radiator and oak panelled door leading to the utility room.

Utility Room
13' x 7' approx (3.96m x 2.13m approx)
The utility room is fitted with French oak doors and has a Belfast sink with mixer tap set in a granite work surface which extends to two walls and has spaces below for both an automatic washing machine and tumble dryer with cupboards and drawers below, matching eye level wall cupboards, vaulted ceiling with an exposed oak beam, feature radiator, full height double glazed window to the side with a second double glazed window, oak stable door with an inset glazed panel to the top section, natural slate tiled flooring and an oak doors leading to the shower room and ground floor w.c.

Shower Room
Having a walk-in shower with a mains flow shower system with rainwater shower head and hand held shower, tiling to three walls and a glazed pivot door, chrome ladder towel radiator, extractor fan and natural slate tiled flooring.

Ground Floor w.c.
Having a low flush w.c., a vaulted ceiling with an extractor fan and natural slate tiled flooring.

First Floor Landing
Double glazed window to the front, feature iron balustrade with an oak hand rail leads to the first floor and there is a venetian plastering to the wall on the half landing, recessed lighting to the ceiling and oak panelled doors leading to the bedrooms and bathroom.

Bedroom 1
14' x 10' approx (4.27m x 3.05m approx)
The main bedroom suite including the bedroom area, a walk-in wardrobe and an en-suite shower room and has a vaulted ceiling with two Velux electrically operated windows, double opening, double glazed French doors with fitted blinds and matching side panels with a Juliette balcony, double oak panelled doors leading to a walk-in wardrobe which has hanging space, shelving, drawers and lighting is provided in the wardrobe, TV aerial point and power point for a wall mounted TV, feature radiator and recessed lighting to the ceiling.

En-Suite Shower Room
The en-suite to the main bedroom has a large walk-in shower with a mains flow shower having a rainwater shower head and hand held shower, tiling to two walls and a glazed protective screen, low flush w.c. and a hand basin with a mixer tap, drawers below and a mirror to the wall above, chrome ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling and Karndean flooring.

Bedroom 2
13' x 12'10 apprxo (3.96m x 3.91m apprxo)
Double glazed windows to the front and side, feature radiator, aerial point and power point for a wall mounted TV.

Bedroom 3
10' x 9' approx (3.05m x 2.74m approx)
Double glazed window to the rear with a view over the open countryside, feature radiator, TV aerial point and power point for a wall mounted TV, two beams to the ceiling and a hatch with ladder to the boarded loft which has lighting provided.

Bathroom
The luxurious bathroom has a copper roll top bath with a mixer tap and hand held shower, circular hand basin set on a surface with double cupboard below and a mirror to two walls above, low flush w.c. with a concealed cistern, tiling to the walls by the bath position and tiled flooring with underfloor heating, panelling to the lower part of the walls, opaque double glazed window, feature radiator with chrome heated towel rail, recessed lighting to the ceiling and ambient lighting to the edge of the ceiling.

Inner Landing
There is a doorway from the main landing where there are stairs with a built-in cupboard providing hanging space below taking you to the first floor, a range of built-in wardrobes providing shelving and storage space and a double glazed window to the rear.

Bedroom 4
The attic space has been converted to a further bedroom and has a vaulted ceiling with recessed lighting, two Velux windows, three access points to roof storage space, wood panelling to one wall, a wall mounted heater, fitted shelving to one side of the stairs.

En-Suite w.c.
Having a white low flush w.c. and a hand basin with mixer tap and an X-pelair fan.

Outside
At the front of the property there is a pebbled parking area with a raised border and fencing to the left and right hand boundaries, there is a granite slabbed path with block edging in front of the property and garage with there being outside lighting to the sides of the drive and there is an ornamental lamp post in front of the house.

The rear garden is a particularly important feature of this lovely home and was landscaped by John Osborne, a well regarded landscaped gardener and has granite slabbed patio area with a block paved pathway which leads down to the bottom of the garden with there being a Jamaican bar and covered hot tub areas off the main patio, there is a water feature set in a raised bed and the pathway extends to the bottom of the garden where there is an astroturf area with block edging and lawns to the sides of the path, a selection of fruit trees and at the bottom of the garden there is a further patio/seating area. The garden is kept private by having hedging to the left and rear boundaries which are kept to a certain height so the views are retained over the open countryside and there is a fence to the right hand side.

Jamaican Bar
8' x 7' approx (2.44m x 2.13m approx)
The Jamaican bar has a fitted electrically operated roller shutter from the covered hot tub area, there is a bar and surface with shelving below, recessed lighting and power is provided.

Covered Hot Tub Area
There is a covered area next to the Jamaican bar and provides an ideal position for a hot tub with there being power provided and this has a pitched roof, exposed beams with lighting and power points being provided and there is granite slabbed flooring and next to the covered area there is an outside shower and a hot and cold water supply provided.

Bin Storage
Bin/log storage area with lighting.

Wooden Shed
9' x 5' approx (2.74m x 1.52m approx)
Double opening doors.

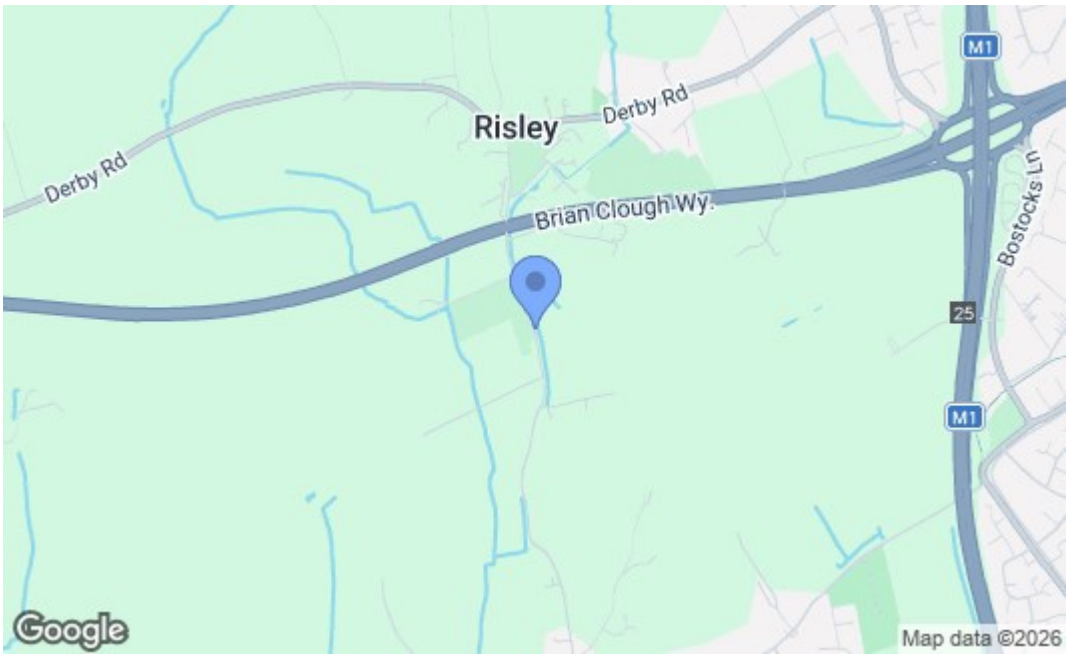
Shed
6' x 3' approx (1.83m x 0.91m approx)

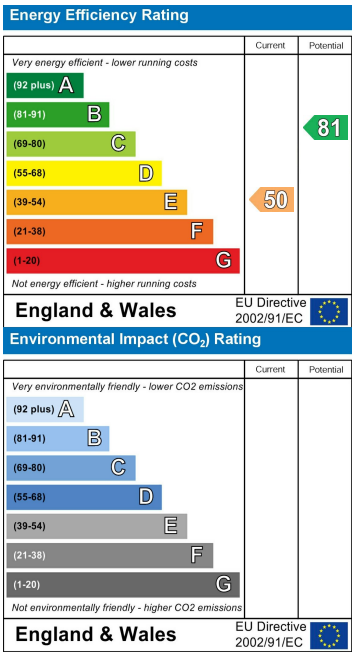
Garage
25' x 10' approx (7.62m x 3.05m approx)
The integral double tandem garage has electrically operated roller doors to the front and rear, there is a new Ideal Exclusive wall mounted boiler, high level shelving and power points and lighting are provided.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. After some distance turn left onto The Crescent and the property can be found on the left as identified by our for sale board.
7723AMMP

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 4mbps Superfast 49mbps Ultrafast 1000mbps
Phone Signal – EE, Vodafone, 02
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

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