Robert Ellis

look no further. . .







Rushy Lane
Risley, Derbyshire DE72 3XZ

AN IMPRESSIVE NEW BUILD THREE BEDROOM, TWO BATHROOM MID TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£525,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRULY IMPRESSIVE HIGH QUALITY THREE BEDROOOM, TWO BATHROOM, THREE TOILET MID TOWN HOUSE POSITIONED IN THIS SECLUDED AND DESIRABLE DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, living room, WC, open plan family dining kitchen and utility room. The first floor landing then provides access to three bedrooms (one of which with en-suite facilities, another with walk-in wardrobe) and family bathroom.

Further benefits of the property include air source heat pump, double glazing, EV charging point, off-street parking and enclosed rear garden.

The property is positioned in this secluded location accessed via a private road, yet offers easy access to excellent transport links such as the A52 for Nottingham and Derby and Junction 25 of the M1 motorway. There is also easy access to a vast array of excellent schooling for all ages including Risley School, Ladycross, Cloudside and Friesland, as well as great shopping facilities and amenities in the neighbouring towns of Stapleford, Sandiacre and Long Eaton. The property sits on the edge of ample outdoor green and countryside space.

Offering the peace of mind that a new build property brings, we believe the property will make an ideal family home for those looking to position themselves in a desirable Derbyshire village. We highly recommend an internal viewing.





ENTRANCE HALL
9'4" x 7'5" (2.86 x 2.28)
Feature panel entrance door, open tread staircase rising to the first floor with decorative wood spindle balustrade, LED spotlights, meter cupboard with adjoined shelving, opening through to the open plan family dining kitchen and separate doors into the ground floor WC and living room.

GROUND FLOOR WC
5'8" x 4'4" (1.73 x 1.34)
Newly fitted modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and storage drawers beneath. Chrome ladder towel radiator, tiled floor and Xpelair extractor fan.

LIVING ROOM
15'4" x 11'8" (4.68 x 3.56)
Double glazed window to the front (with fitted blinds), LED spotlights.

OPEN PLAN FAMILY DINING KITCHEN
23'2" x 19'7" (7.07 x 5.98)
The kitchen area comprises of a matching range of fitted handle-free soft-closing base and walls storage cupboards and drawers, with marble design quartz work surfacing and matching upstands, matching central island unit incorporating further handle-free storage cupboards and overhanging breakfast bar space for three/four bar stools, inset one and a half bowl sink unit with draining board and Blanco swan-neck mixer tap. Integrated appliances include a Neff eco airflow fridge/freezer, in-built oven and four ring Neff induction hob with extractor fan over. Within the central island, there is also an integrated Neff dishwasher. Herringbone-style flooring throughout, as well as LED spotlights and decorative central floor to ceiling beam. Ample space for living or dining room furniture. Feature full width bi-fold doors into the rear garden. Xpelair extractor fan and door to utility room.

UTILITY ROOM
6'11" x 5'6" (2.13 x 1.70)
Fitted handle-free self-closing base storage cupboards (matching the kitchen), with matching marble design quartz work surfacing and matching upstands, incorporating a single sink unit with mixer tap. Xpelair extractor fan, matching herringbone-style flooring and Aquatherma water cylinder.

FIRST FLOOR LANDING
Decorative wood spindle balustrade, traditional radiator, semi-vaulted ceiling with LED spotlights, double glazed window to the front and doors to all bedrooms and bathroom.

BEDROOM ONE
16'2" x 11'11" (4.95 x 3.64)
Double glazed window to the rear (overlooking the rear garden), radiator, plug sockets with USB charging points, vaulted ceiling with LED spotlights and door to en-suite.

EN-SUITE
11'11" x 5'6" (3.64 x 1.70)
Modern four piece suite comprising separate freestanding twin ended bathtub with mixer tap, walk-in double sized tiled shower cubicle with glass shower screen and dual attachment mains shower, feature freestanding floating wash hand basin with mixer tap and storage drawer beneath, and push flush WC. Chrome ladder towel radiator, decorative tiling to the walls, wall mounted LED lit bathroom mirror and vaulted ceiling with LED spotlights and extractor fan.

BEDROOM TWO
15'1" x 11'8" (4.60 x 3.57)
Double glazed window to the front (with fitted blinds), additional double glazed window to the side, semi-vaulted ceiling with LED spotlights, plug sockets with inset USB charging points and door to walk-in wardrobe.

WALK-IN WARDROBE
5'11" x 4'7" (1.82 x 1.40)
Semi-vaulted ceiling with spotlight.

BEDROOM THREE
12'9" x 8'8" (3.89 x 2.66)
Double glazed window to the rear (overlooking the rear garden), radiator, plug sockets with inset USB charging points and semi-vaulted ceiling with LED spotlights.

BATHROOM
6'9" x 5'4" (2.07 x 1.64)
Modern white three piece suite comprising panelled in bath with glass shower screen, mixer tap and dual attachment mains shower over, wash hand basin with central mixer tap and storage drawer beneath, and hidden cistern push flush WC. Contrasting tiles to the floor and walls, ladder towel radiator, wall mounted LED lit bathroom mirror and semi-vaulted ceiling with LED spotlights and Xpelair extractor fan.

OUTSIDE
To the front of the property, there is a tarmac area leading onto a gravelled forecourt for off-street parking and EV charging point. The rear garden is enclosed by decorative timber fencing and partial brick wall to the boundary lines, with flagstone patio seating area (ideal for entertaining) leading onto a garden lawn.

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

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.



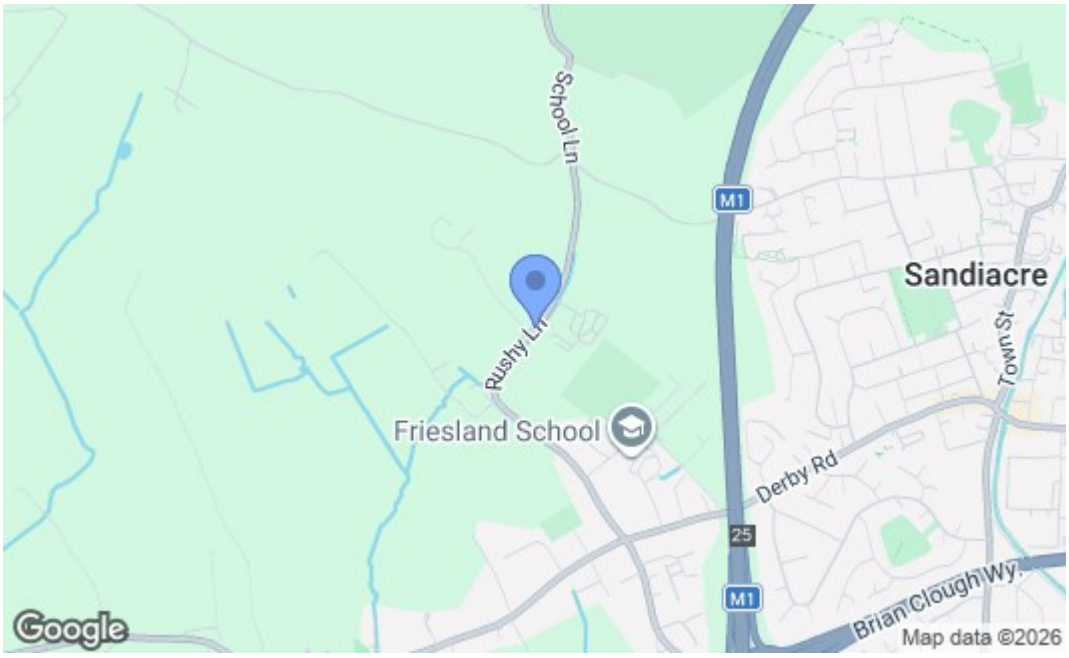


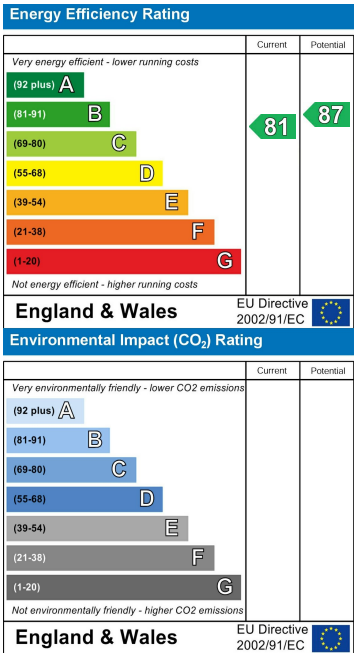












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044