



The Crescent,
Risley, Derby
DE72 3TU

£450,000 Freehold

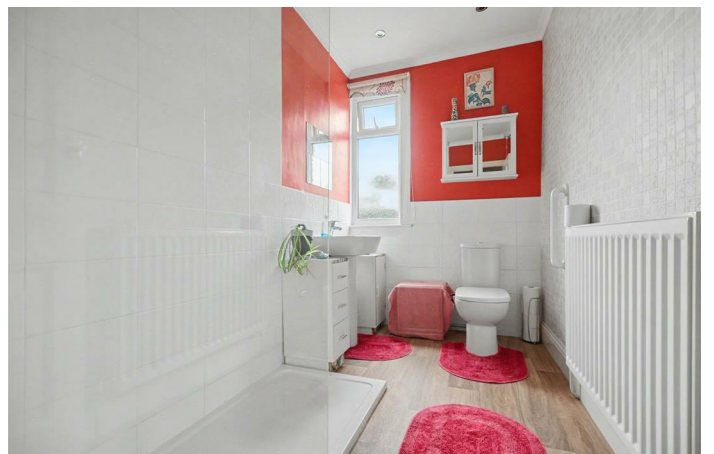


LOCATION LOCATION LOCATION! THIS PROPERTY HAS FANTASTIC POTENTIAL TO UPDATE AND EXTEND AND CREATE YOUR DREAM HOME.

There is an entrance porch which opens to the hallway with stairs rising to the first floor, walk-in pantry extending beneath the stairs and doors leading to the reception rooms and kitchen. The living room has an open fireplace with feature tiled surround and windows to the front. The dining room is a good size with another working fireplace and window enjoying views of the rear garden. The kitchen is fully functional with space for appliances and door leading to the rear porch.

To the first floor there are three bedrooms, two are double in size and the third is a good sized single or useful home office. The shower room is modern fitted a walk in shower cubicle. The substantial loft space also offers the potential to renovate into additional accommodation, subject to the necessary permissions. To the front there is a garden and driveway which provides access to the large tandem garage. The rear garden is a great feature to the property with outbuildings and open countryside views.

The property is a short drive away from Breaston village where there are a number of local shops and schools for younger children, there are schools for older children at Sandiacre and Long Eaton, there are Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found in nearby Long Eaton as well as shops in Sandiacre, Stapleford and at Pride Park, there are health care and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1 which is only a few minutes drive away, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads, all of which provide good access to both Nottingham and Derby.



Porch

10'9" x 3'8" approx (3.28m x 1.14m approx)

Solid oak timber framed, single glazed porch, door with adjacent windows, obscure timber door opening into:

Entrance Hall

Stairs leading to the first floor, solid oak beams to the ceiling, radiator, tiled floor, solid oak plate rail, walk-in pantry extending beneath the stairs with an obscure single glazed, timber framed window to the front, shelving, tiled walls, power, light, solid oak doors to the living room, dining room and kitchen.

Living Room

12'7" into recess x 12'9" approx (3.86m into recess x 3.91m approx)

Solid oak timber framed single glazed leaded window to the front with secondary glazing, dado rail, coving, radiator, open fireplace with decorative tiled inset, tiled hearth and timber Adam style surround.

Dining Room

13'0" into recess x 12'10" approx (3.98m into recess x 3.93m approx)

UPVC double glazed bow window to the rear, solid oak beams to the ceiling, solid oak plate rail, radiator, open fireplace with tiled surround and slate hearth, solid oak timber mantle.

Kitchen

9'6" x 10'11" approx (2.91m x 3.33m approx)

UPVC double glazed window to the rear, mix of wall, base and drawer units with laminate work surface over, tiled splashback, stainless steel sink and double drainer, space for an electric cooker, space for an under counter fridge or freezer, tiled walls, radiator, central heating boiler, timber door with obscure light panel within open to:

Rear Porch

6'7" x 5'4" approx (2.01m x 1.65m approx)

Brick course with timber framed, double glazed windows, double glazed doors to the rear, light, power, radiator, tiled floor.

Half Landing

With stairs continuing to the first floor.

First Floor Landing

Timber framed, leaded single glazed window with secondary glazing, access hatch with ladder to the insulated loft with a light, radiator, doors to:

Bedroom 1

13'4" x 12'1" approx (4.08m x 3.7m approx)

Two timber framed, leaded single glazed window with secondary glazing, radiator, storage cupboards.

Bedroom 2

12'10" x 7'3" approx (3.93m x 2.22m approx)

UPVC double glazed window to the rear, radiator.

Bedroom 3

9'8" x 9'9" approx (2.95m x 2.98m approx)

UPVC double glazed window to the rear, exposed wooden floorboards, radiator, airing/storage cupboard housing the hot water cylinder and a second storage cupboard.

Shower Room

9'2" x 5'6" approx (2.8m x 1.69m approx)

Obscure UPVC double glazed window to the rear, ceiling spotlights, walk-in shower cubicle with Mira Sport shower, glass shower screen, majority tiling to the walls, low flush w.c., pedestal wash hand basin with chrome mixer tap, radiator, vinyl flooring.

Outside

114'9" approx (34.98m approx)

There is a driveway to the front providing off road parking for multiple vehicles and access to the garage, garden laid to lawn with a concrete path, raised beds with bushes and shrubs.

The rear garden is majority laid to lawn with mature well stocked borders, soft fruit plants, fruit trees, mature garden with open countryside to the rear, greenhouse, wooden fence to the boundaries, outbuildings including a wood store, brick built outhouses with tiled roof.

Outhouse 1

10'5" x 8'2" approx (3.18m x 2.49m approx)

Having a sliding door, power and light.

Outside w.c.

3'0" x 7'9" approx (0.92m x 2.38m approx)

Having a high flush w.c. (not tested), red and black tiles, light.

Store

6'0" x 7'10" approx (1.83m x 2.39m approx)

Tandem Garage

11'3" x 30'5" approx (3.43m x 9.29m approx)

Power and light, personnel timber door with obscure glazing, timber doors to the front and rear.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Just after The Bulls Head turn right into Risley Lane and follow the lane where The Crescent can be found on the right hand side.
9308MH

Council Tax

Erewash Borough Council Band

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, O2, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

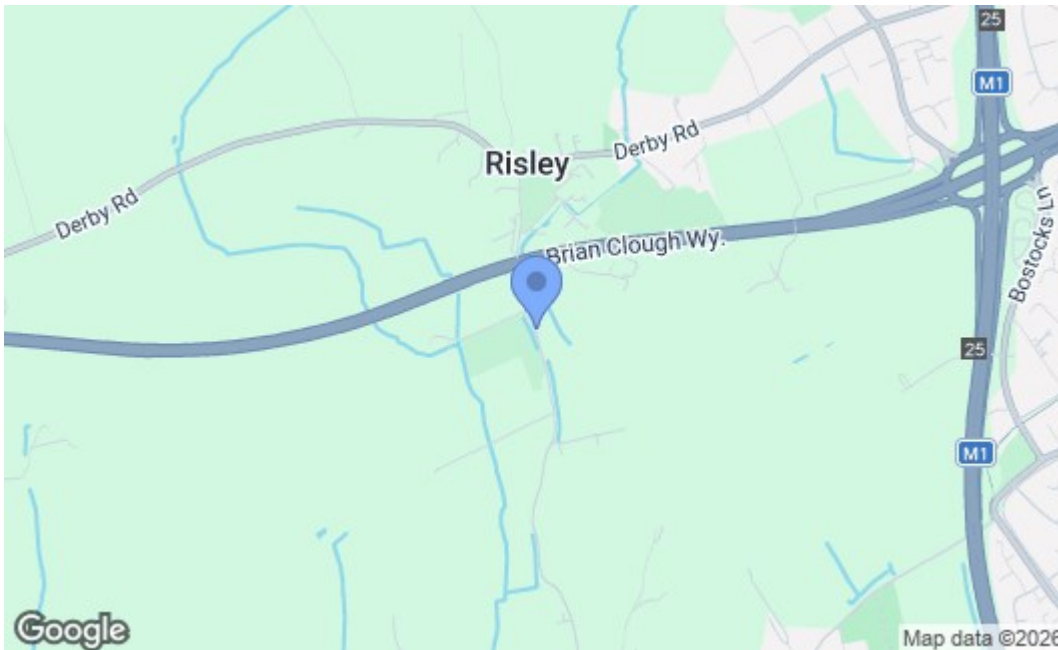
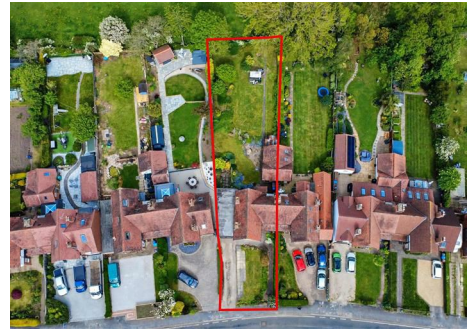
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (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 ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.