Robert Ellis

look no further. . .







Derby Road
Risley, Derby DE72 3SS

A FOUR BEDROOM DETACHED FAMILY HOUSE.

£600,000 Freehold

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We are delighted to offer for sale this individually designed and built four bedroom detached family house situated on a larger than expected garden plot of 0.4 of an acre.

Offered for sale for the first time in a generation, this family residence is nestled within the sought after South Derbyshire village of Risley. The village borders open countryside with nearby footpaths, taking walkers in all directions, including to the villages of Stanton by Dale and Dale Abbey, as well as Breaston.

Far from being isolated, Risley is a fantastic location for both families and commuters alike, having its own primary school, with Friesland Academy also within walking distance in Sandiacre. The private schools of Trent College and The Elms are also within easy reach of Long Eaton. The A52 is close by which links Nottingham and Derby, as well as Junction 25 of the M1 motorway, with East Midlands Airport being around 20 minutes away and the nearby town of Long Eaton has a train station with direct links to London St Pancras.

The property has been well cared for over the years and is very much in a ready to move into condition. There is fantastic potential for the incoming purchaser to put their own mark upon it and make improvements to their own design and taste.

Centrally heated and double glazed, there is a large welcoming reception hallway leading you through into a large living dining room which has an abundance of light with windows to three sides. A family dining kitchen provides a social/entertaining space and there is a useful separate utility room and conservatory. Also, to the ground floor is a cloaks/WC.

The first floor is accessed either by an attractive dog-leg staircase or a remote controlled lift. There are four extremely well proportioned bedrooms and a family bathroom.

This residence enjoys beautifully presented mature grounds, with a sweeping driveway providing parking for several vehicles and a double garage. The rear gardens offer a fantastic degree of privacy, with a number of specimen trees and there is a garden cabin with air conditioning.

This property has been a well-loved family home for many years and we are now looking for the next family to take ownership and enjoy the space and grounds it offers.





RECEPTION HALLWAY
17'11" x 5'6" increasing to 10'5" (5.48 x 1.68 increasing to 3.20)
A large, welcoming central hallway with open tread dog-leg staircase leading to the first floor and a Stiltz remote controlled lift giving access to the first floor. Doors to living room, kitchen and cloaks/WC

CLOAKS/WC
5'9" x 4'5" (1.76 x 1.36)
Wash hand basin and low flush WC. Radiator, double glazed window.

LIVING ROOM
32'3" x 14'5" (9.83 x 4.40)
A large open space which is zoned to provide a living and dining area. The living area has a modern Inglenook-style fireplace with double glazed window and pelmet lighting, three radiators, large double glazed windows to the front and addition double glazed window at the side, giving an abundance of natural light into this large room.

DINING KITCHEN
20'5" x 13'2" (6.23 x 4.03)
The kitchen area comprises a comprehensive range of fitted wall, base and drawer units, with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in appliances include a Neff electric oven, Neff combination oven/microwave, concealed space for dishwasher (which is included), fridge/freezer. A central breakfast bar with inset Neff induction hob with extractor hood over, double glazed window and Xpelair extractor fan. The dining area has space for table and chairs, radiator and base unit suitable for a chest freezer (not included). Double glazed patio doors lead to the conservatory, door to utility room.

UTILITY ROOM
11'6" x 8'9" (3.52 x 2.69)
Plumbing and space for washing machine, further space suitable for tumble dryer, full height storage cupboards, further base cupboards with work surfacing. Cupboard housing the gas boiler (for central heating and hot water).

CONSERVATORY
10'2" x 8'10" (3.12 x 2.71)
Double glazed windows within timber frame with dwarf wall, Xpelair heater and double glazed French doors leading to the courtyard garden.

FIRST FLOOR LANDING
Accessed from a dog-leg staircase with double glazed window, radiator and access point for the lift. Doors to bedrooms and bathroom.

BEDROOM ONE
12'6" x 18'2" (3.82 x 5.54)
Fitted wardrobes with top cupboards and eye-level units above bedhead, matching dressing table with drawers, radiator and two large double glazed windows to the front and side elevations maximising light. The front double glazed window has views over the Risley Hall estate.

BEDROOM TWO
14'5" x 13'8" (4.4 x 4.18)
Fitted wardrobes with eye-level units, dressing table, drawers and shelving above, radiator and double glazed window to the front.

BEDROOM THREE
12'0" x 9'10" (3.67 x 3)
Fitted wardrobes with top cupboards, dressing table with drawers and shelving above, radiator and double glazed window to the side.

BEDROOM FOUR
10'4" x 8'0" (3.17 x 2.44)
Radiator and double glazed window to the side.

FAMILY BATHROOM
8'2" x 10'5" (2.5 x 3.18)
Converted into a wet room more recently with a large shower area with an electric shower, wash hand basin with vanity unit, low flush WC and bidet. Walk-in airing cupboard with hot water cylinder, radiator, electric heated towel rail and double glazed window.

OUTSIDE
The property is situated on a large, enclosed garden plot of just over a third of an acre. The house is set back proud from the road on a slightly elevated position, where a gated sweeping driveway gives access to the grounds and property. The sweeping driveway providing parking for several vehicles and leads to the detached brick built double garage. The front gardens are laid to lawn, with brick retaining wall to the front boundary and well-maintained specimen trees and shrubs. The mature rear gardens are laid mainly to lawn with a number of specimen trees and shrubs. There is an inset ornamental pond, with rockery and water feature. Within the garden, there is a generous shed (with power), potting shed, greenhouse and cabin/workshop. To the far side of the property, a courtyard-style garden is laid to paving and offers a private space, with outside light and power connection.

CABIN/WORKSHOP
14'7" x 10'8" (4.46 x 3.27)
A purpose-built timber cabin with light, power and air conditioning unit, sealed unit double glazed windows and French doors, previously used as a workshop but could also be ideal for home working, small gym, den, etc.

GARAGE
18'7" x 16'0" (5.67 x 4.89)
Brick construction with electric remote controlled up and over single door, light and power, double glazed window and personal door to courtyard garden.













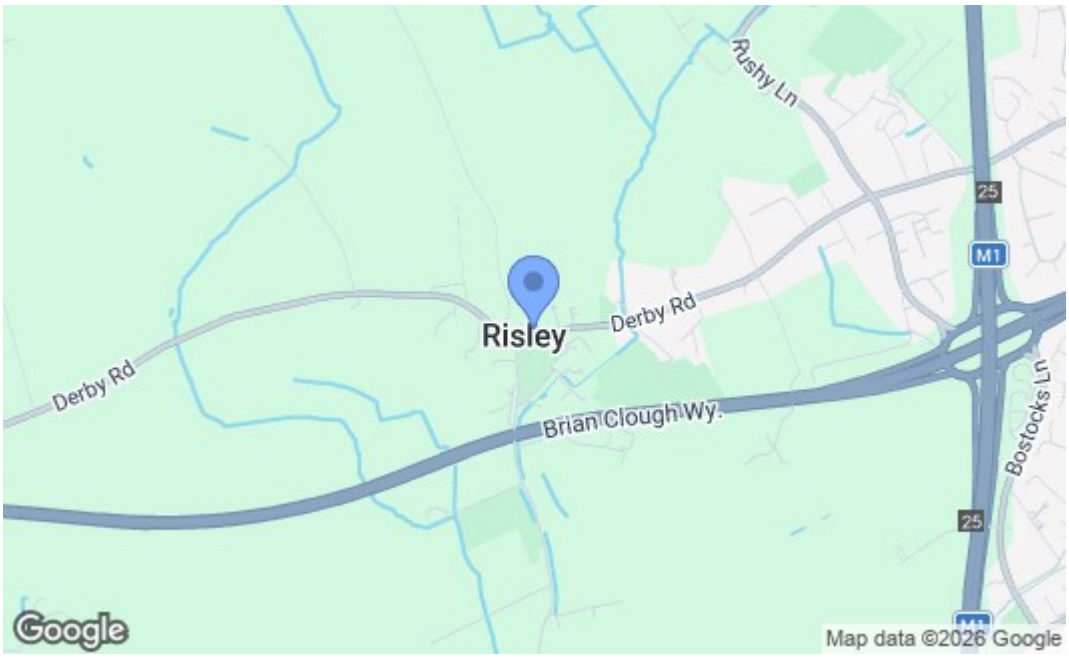

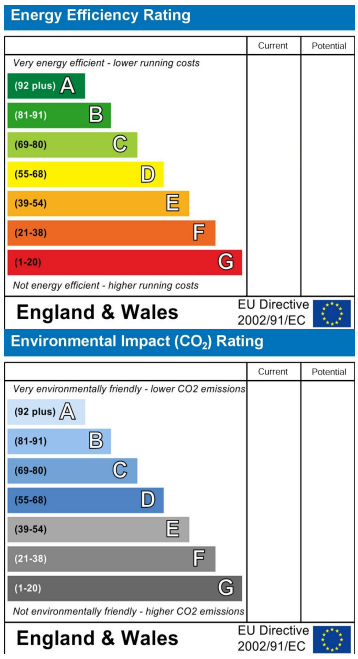

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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