



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	67 D	
69-80	C		74 C
81-91	B		
92+	A		

ESTATE AGENTS, VALUERS AND AUCTIONEERS



Derby Road
Long Eaton
Nottingham
NG10 1LU
Tel: 01159468946
enquiries@wallacejones.net
www.wallacejones.co.uk



WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

89 Derby Road, Risley, Derbyshire DE72 3SY

Asking Price Of £745,000



Four bedroom detached bungalow located in Risley, Derbyshire

Property Description

A rare opportunity to acquire this exceptional four-bedroom dormer bungalow, enviably positioned in the heart of the highly sought-after village of Risley. Beautifully presented to an impeccable standard throughout, this distinguished residence offers an abundance of light-filled and versatile living space, thoughtfully designed to meet the demands of modern family life.

Generously proportioned rooms, elegant interiors and high-quality finishes combine to create a home of outstanding comfort and sophistication. Externally, the property is complemented by beautifully landscaped gardens providing a private and tranquil setting for both relaxation and entertaining. Offering a perfect balance of style, space and practicality, this superb home represents a truly rare opportunity.

Approaching the property, you are immediately impressed by the expansive five-car driveway and the beautifully landscaped front gardens bursting with colour and creating an inviting first impression. Upon entering, a spacious and welcoming reception hallway provides access to the principal living areas and sets the tone for the quality and elegance found throughout the home.

The impressive dual-aspect living room is flooded with natural light, creating a bright and airy atmosphere, while offering direct access to the patio and gardens beyond-perfect for both everyday living and entertaining.

At the heart of the home lies a beautifully appointed contemporary kitchen, thoughtfully designed with a range of integrated AEG appliances, luxurious Amtico flooring and a central island providing additional storage and preparation space. French doors open seamlessly into the conservatory, creating a wonderful flow between the living spaces and offering delightful views of the surrounding gardens.

Furthermore, accessed from the conservatory is the fourth bedroom currently used as a guest room, which benefits from an en-suite shower room. This area also provides access to an additional WC, utility room and a large garage.

Located off the hallway are two further bedrooms and a modern family bathroom fitted with a roll-top bath and a separate shower.

On the first floor a very spacious master bedroom overlooks the surrounding fields, creating a wonderful sense of peace and tranquillity.

The property is located in this popular and sought after village location set on the edge of countryside and within close proximity to excellent nearby schooling for all ages including Ladycross, Friesland, Cloudside and Risley Junior School. For those needing to commute, there are good road networks to and from the surrounding areas, including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the 4 bus service serving both Derby and Nottingham.

Due to the flexibility of the accommodation, we believe the property will be ideal for a growing family, multi generational living, or those looking for space to able to work from home. We highly recommend an internal viewing to fully appreciate the adaptability of the accommodation on offer.



HALLWAY: 12' 10" x 32' 10" (3.93m x 10.02m) Double glazed entrance door and windows to front, engineered oak flooring, radiator, stairs to first floor.

LIVING ROOM: 9' 5" x 14' 11" (2.89m x 4.57m) Double glazed bay window to side, window to front, sliding patio doors to rear, two radiators, carpets, gas fire with marble hearth and surround, double doors to hallway.

KITCHEN/DINER: 11' 10" x 14' 3" (3.61m x 4.35m) Double glazed French doors to the conservatory, under and over counter storage cupboards, integrated AEG appliances including two electric ovens and grill, dishwasher, fridge/freezer, microwave, gas hob and electric extractor, 1½ sink with drainer, Amtico flooring, upright radiator, island with further storage, wine rack and spotlights.

CONSERVATORY: 11' 11" x 14' 9" (3.65m x 4.50m) Double glazed windows and French doors to rear patio, radiator, tiled flooring and blinds, door leading to bedroom four and utility.

INNER HALL 4' 1" x 15' 11" (1.27m x 4.87m) Double glazed door to the rear garden, door to bedroom two, WC, utility and garage.

UTILITY ROOM: 7' 2" x 7' 8" (2.19m x 2.34m) Double glazed window to the front, plumbing for washing machine and tumble dryer, sink with drainer and tap, tiled flooring, radiator and door to garage.

WC: Low level flush toilet, wash hand basin, extractor fan and tiled flooring.

GARAGE: 9' 4" x 23' 3" (2.87m x 7.11m) Main electric door to the front, Worcester boiler, electric points and plenty of storage space.

BEDROOM ONE: 20' 8" x 16' 6" (6.30m x 5.03m) Located on the first floor, double glazed window to the rear, carpet, radiator, plenty of eaves storage along with walk in wardrobe area, door to en suite.

EN-SUITE: Double glazed Velux skylight, enclosed electric shower, sink with storage under, toilet, radiator and further eaves storage.

BEDROOM TWO : 8' 9" x 10' 4" (2.68m x 3.16m) Double glazed window to the front, carpet, radiator and door to en-suite.

EN-SUITE: Enclosed electric shower, toilet, wash hand basin, towel radiator, tiled flooring and extractor fan.

BEDROOM THREE : 10' 10" x 14' 11" (3.32m x 4.55m) Double glazed bay window to the front, radiator and carpet.

BEDROOM FOUR/OFFICE : 9' 4" x 12' 3" (2.87m x 3.75m) Double glazed window to the front, carpet and radiator.

BATHROOM: 11' 10" x 11' 10" (3.62m x 3.62m) Double glazed window to the rear, four piece suite including a freestanding roll top bath, enclosed shower powered from the mains, vanity unit with toilet and sink, radiator, fitted storage cupboards and waterproof LVT flooring.

OUTSIDE: To the front of the property is a large tarmac driveway allowing comfortably five cars, the very established beautiful borders are filled with an array of colourful shrubs and bushes. Lawn is laid and pathways to either side of the property lead to the rear garden via wooden gates.

The rear garden is beautifully established offering mature borders, lawn and trees, two sheds, a greenhouse and patio seating area. The stunning rear views of the fields are also a great feature in this peaceful setting.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

