



Noskwith Street
Ilkeston





Property Description

CHAIN FREE !! MODERN TOWN HOUSE !! FOUR BEDROOMS !! MASTER WITH EN SUITE !! DRIVEWAY PARKING !! We at Burchell Edwards are delighted to offer to the market this well presented town house that is being with no onward chain and is ready for a new buyer to love.

Located close to all transport and road links as well as being close to the town centre and mainline station this modern town house is ready for you.

The home comprises of modern kitchen, living room and guest cloakroom to the ground floor. The first floor holds three of the good size bedrooms and the family bathroom with the master bedroom being located on the top floor with the added bonus of having its own en-suite.

To the rear of the property is the private enclosed garden and there is private driveway parking. We feel with what this home has to offer and the fantastic location really makes this a must see so please call Burchell Edwards to arrange a viewing!

To The Front

Dropped kerb leading to the driveway. On-street parking also available. A Composite front door opens into the entrance hallway.

Hallway

Having laminate flooring and a fitted radiator with access to a guest cloakroom, all downstairs accommodation and staircase to the first floor.

Guest Cloakroom

Having a low-level WC with a handwash basin, fitted radiator, extractor fan and linoleum flooring.

Kitchen

Having a double-glazed front aspect window with tiled flooring and a radiator. Kitchen fitted with a selection of wall and base units with a stainless-steel sink and drainer, an electric oven, a gas hob with overhead extractor with space for a washing machine and a fridge freezer.

Living Room

Having double-glazed rear aspect patio doors and window with fitted carpet and a radiator.



Bedroom Two

Having a double-glazed rear aspect window with fitted carpet and radiator.

Bedroom Three

Having a double-glazed front aspect window with fitted carpet and radiator.

Bedroom Four

Having a double-glazed front aspect window with fitted carpet and radiator.

Bathroom

Having a double-glazed frosted rear aspect window. Suite includes a panelled bath, a low-level WC and a handwash basin with linoleum flooring and a radiator.

Bedroom One

Located on the second floor. Having a double-glazed front aspect window and a rear aspect Velux window with fitted carpet, built-in wardrobes in the dressing area and radiator. Leading through to its own en-suite.

En-Suite

Having a rear aspect Velux window and a fitted radiator. Suite includes a mains fed shower enclosure, a low-level WC and a handwash basin.

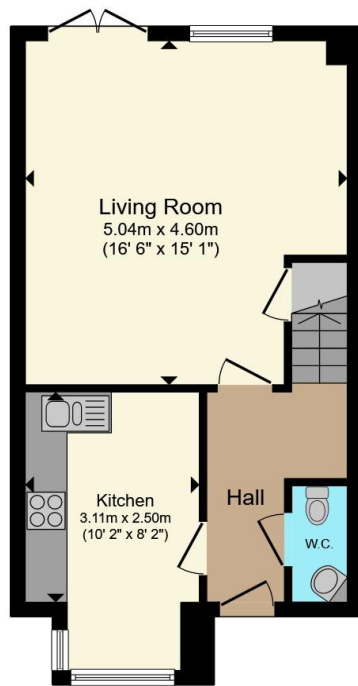
To The Rear

Private enclosed rear garden having a patio with low maintenance gravel and a decked area.

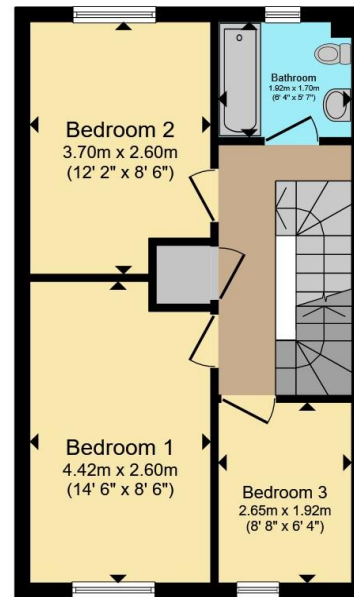








Ground Floor



First Floor



Second Floor

Total floor area 111.8 m² (1,203 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01159 327232
E ilkeston@burchelledwards.co.uk

21 Bath Street
ILKESTON DE7 8AH

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207494



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: IST207494 - 0003