



Adams Court
ILKESTON

burchell
edwards

Adams Court ILKESTON DE7 8YF

for sale offers in excess of
£450,000



Property Description

STUNNING EXECUTIVE DETACHED FAMILY HOME !! FOUR BEDROOMS !! BESPOKE QUALITY KITCHEN !! BEAUTIFUL GARDENS !! THREE LARGE RECEPTIONS !! GARAGE AND CAR PORT !! We at Burchell Edwards are delighted to offer to the market this stunning detached home that is ready for a new family to love.

The beautiful home is located in a well maintained quiet cul de sac in the ever popular area of Shipley View and offers bright spacious stylish modern living. Being located close to the town centre all major super markets road and transport links as well as schools really makes this a must for all families looking for that forever home.

The home comprises of entrance porch, stunning hallway, guest cloakroom, formal dining room, study, spacious family lounge and the bespoke modern stylish kitchen / diner to the ground floor.

The first floor holds the four bedrooms with the master having a stylish en suite and the newly fitted impressive family bathroom.

To the rear is the beautiful large landscaped garden and access to the detached garage. To the front is the private driveway and access to the large car port.

We feel with what this special home has to offer and the fantastic location really makes this a must see for all families looking to set roots in the perfect home so please call Burchell Edwards today to arrange your viewing.

Front Elevation

Set back from the road with printed concrete driveway, with dropped kerb, ample parking for multiple vehicles, access to sliding up door to car port, nice mature boards to front.

Ground Floor

Entrance Porch

UPVC double glazed door and window to the front elevation and Karndean flooring.

Entrance Hall

With Karndean flooring, radiator, stairs leading to the first flooring and understairs storage cupboard.

W.C

UPVC double glazed opaque window to the front elevation, full tiled, tiled flooring, vanity wash hand basin with deep dish wash hand basin that incorporates a W.C, heated towel rail, wall mounted storage cupboards.

Dining Room

UPVC double glazed bay window to the front elevation, Karndean flooring, radiator, double wooden doors leading to the living room and door leading to the study.

Study

UPVC double glazed windows to the rear elevation, carpet flooring and radiator.

Living Room

UPVC double glazed bay window to the side elevation with electric operated blinds, UPVC wood effect double glazed patio doors leading to the rear garden, Karndean flooring, radiator and wall mounted electric feature fire.

Kitchen

Fitted with matching wall and base units with quartz work surfaces over that incorporates an inset one and a half stainless steel sink and drainer with mixer tap, integrated AEG appliances including; eye level microwave and double oven, induction hob with cooker hood over, integrated fridge freezer and dishwasher, plumbing for washing machine, Karndean flooring, UPVC double glazed

window to the rear elevation and door to the side elevation leading to the car port and access to garage.

First Floor

Landing

Spacious landing with easy access to all bedrooms, carpet flooring, loft access, storage cupboard and over the stairs UPVC double glazed window to the side elevation.

Bedroom One

UPVC double glazed window to the side elevation, carpet flooring, hard wood door and radiator.

En-Suite

Fitted with low level W.C, heated towel rail, ceramic tile flooring, shower cubicle with mains shower and fully tiled splashback as well as UPVC double glazed window to the side elevation.

Bedroom Two

UPVC double glazed bay window to the front elevation, laminate flooring and radiator.

Bedroom Three

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Bedroom Four

UPVC double glazed window to the rear elevation, laminate flooring and radiator.

Shower Room

Fitted with walk in double shower with electric shower fitted, vanity units that incorporates a low level W.C and solid top, additional wash hand basin vanity unit with inset ceramic sink and mixer tap, fully tiled splashback, UPVC double glazed opaque window to the front elevation, towel radiator and tiled flooring.

Car Port

Roller door, insulated roof, anti slip flooring and gas & electric meters.

Garage

Up and over door, anti slip flooring, housing for tumble dryer and additional fridge freezer, leading to the work shop with full electrics and work tops.

Rear Elevation

Beautiful paved area with large seating area, mature shrubs, borders, trees and plants, laid to lawn area, sweeping path to the bottom of the garden, shed and a secure fenced boundary surrounding.

Agent Note

Please note that the AML Fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





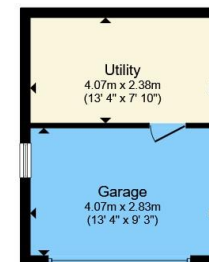




Ground Floor



First Floor



Outbuilding

Total floor area 141.9 m² (1,528 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

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21 Bath Street
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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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