



Hartshay Close
Ilkeston

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Property Description

EXTREMELY WELL PRESENTED END-TERRACE HOME !! TWO DOUBLE BEDROOMS !! PRIVATE GATED DRIVEWAY PARKING !! PERFECT FIRST-TIME PURCHASE !! We at Burchell Edwards are delighted to offer to the market this beautiful end-terrace home that is ready for a new owner to love.

Located in a quiet turning within close proximity to the town centre all transport and road links as well as all major supermarkets, this charming home will make for the perfect first-time purchase or indeed investment.

The home has been extremely well maintained by the present owner and comprises of bright spacious living room, well equipped kitchen with breakfast bar and a guest cloakroom to ground floor.

The first floor holds the two double bedrooms, large storage room and well presented family bathroom. To the rear is the private enclosed garden and to the front is the private gated driveway.

We feel with what this home has to offer and the fantastic location this really is a must see so please call Burchell Edwards to book for your viewing.

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.

To The Front

An attractive and inviting frontage features a dropped kerb leading to a gated tarmac driveway, bordered by mature planting and established conifers. The driveway leads to a stylish composite front door, which opens into the welcoming entrance hallway.

Entrance Hallway

Having stylish laminate flooring and a fitted radiator. Benefits from having access to a spacious storage/boot room and a guest cloakroom.

Guest Cloakroom

Having a double-glazed rear aspect window. Fitted with a low-level WC and a corner handwash basin with a radiator.

Living Room

Continuing the stylish laminate flooring from the hallway, this well presented living room features a front aspect double-glazed window, a fitted radiator and an attractive feature wall creating a comfortable and inviting living space.

Kitchen

The kitchen benefits from a rear-aspect double-glazed window and features a large breakfast bar, creating an ideal space for casual dining and entertaining. Fitted with a range of wall and base units, the kitchen incorporates a stainless-steel sink and drainer, integrated wine cooler, and a freestanding gas cooker with extractor hood over. The room also houses a Worcester Bosch combi boiler, under warranty until the end of 2028 as stated by our vendor. Having matching laminate flooring that continues from the adjoining rooms, creating a natural flow throughout the ground floor. The space is further enhanced by a fitted radiator.



Landing

Carpeted landing featuring a banister and providing access to all first-floor accommodation. Benefiting from a useful and spacious storage cupboard with a front aspect double-glazed window, offering excellent storage space and natural light. Also benefiting from loft hatch access, providing useful additional storage space.

Bedroom One

An attractive master bedroom beautifully enhanced with stylish panelled walls and wood flooring. The room benefits from a front aspect double-glazed window, offering excellent storage space and natural light. Also benefiting from loft hatch access, providing useful additional storage space.

Bedroom Two

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

Bathroom

The bathroom benefits from a rear aspect double-glazed window and is fitted with a modern suite comprising a vanity unit incorporating a low-level WC and a vanity hand wash basin, along with a P-shape panelled bath featuring a mains fed shower over and curved shower screen. The room is complemented by lino flooring and a heated towel rail.

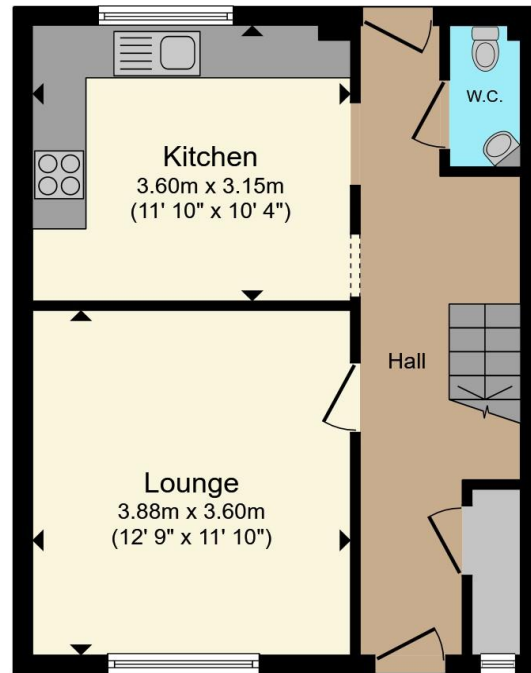
To The Rear

The lovely enclosed rear garden offers a variety of seating areas, including both paved and gravelled sections, providing excellent spaces for relaxing and entertaining. A gate at the rear of the garden opens directly onto the playing fields beyond.

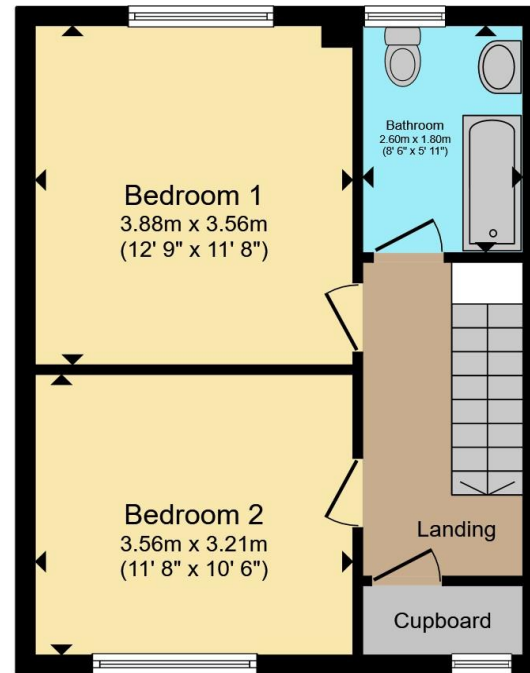








Ground Floor



First Floor

Total floor area 78.5 m² (845 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: A

Tenure: Freehold

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Property Ref: IST208084 - 0002