

Derwent Avenue
ILKESTON

burchell edwards

Derwent Avenue
ILKESTON DE7 8ED

for sale offers in excess of
£190,000







Property Description

SEMI-DETACHED FAMILY HOME !! THREE BEDROOMS !! MASTER WITH EN-SUITE !! PRIVATE DRIVEWAY PARKING !! KITCHEN / DINER !! We at Burchell Edwards are delighted to offer to the market this well presented semi-detached home located close to the town centre and is ready for a new family to love.

The home is located close to the town centre all major supermarkets transport and road links making this the perfect family purchase.

The home comprises of living room, large well equipped kitchen/diner to the ground floor. The first floor holds the three good size bedrooms with the master having an en-suite and the family shower room.

To the rear is the large private garden with a charming summer house with private driveway parking to the front.

We feel with what this home has to offer and the fantastic location really makes this a must see so please call Burchell Edwards today to arrange 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

Having a dropped kerb leading to a driveway providing off-road parking for multiple vehicles. The UPVC front door opens into the welcoming entrance hallway.

Entrance Hallway

Having fitted carpet and a radiator with stairs rising to the first floor.

Living Room

Having a front aspect double-glazed window, fitted carpet and a radiator. This neutrally decorated and well-presented living room benefits from a feature fireplace, creating an attractive focal point to the room and providing a warm and inviting space for relaxing and entertaining. Leading through to the kitchen/diner.

Kitchen/Diner

Kitchen fitted with a selection of wall and base units incorporating a stainless steel sink and drainer unit. Appliances include an electric oven with gas hob and overhead extractor fan and a dishwasher. There is space and plumbing for a washing machine, along with ample room for a dining table, making this an ideal kitchen/diner. The room benefits from lino flooring, a fitted radiator, a rear aspect double-glazed window and a UPVC door providing access to the rear garden.

Bedroom One

Well presented master bedroom having a front aspect double-glazed window, fitted carpet and a radiator. This bright and spacious room benefits from its own en-suite.

En-Suite

Fully tiled en-suite with a front aspect double-glazed window, Suite includes a corner panelled bath, a vanity handwash basin and a low-level WC with a heated towel rail.

Bedroom Two

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

Bedroom Three

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

Shower Room

Well presented fully tiled en-suite shower room fitted with a corner walk-in shower enclosure with an electric shower, a vanity hand wash basin and a low-level WC. The room also benefits from a heated towel rail and an internal frosted glass block window.

To The Rear

Lovely, generous rear garden featuring a mixture of well-maintained lawn and landscaped gravel and decked areas, creating an attractive and versatile outdoor space. Surrounded by mature attractive shrubs and trees. Also featuring an insulated timber-constructed summer house, providing an ideal space for a home office, hobby room or additional entertaining area.







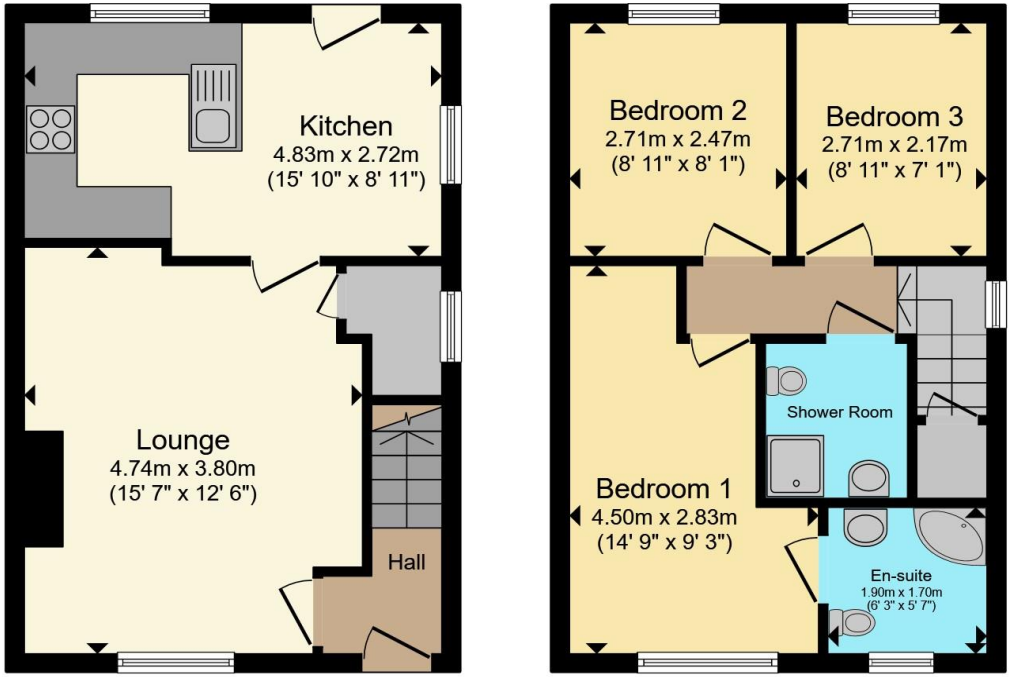







Carex





Ground Floor **First Floor**

Total floor area 69.3 m² (746 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: A

Tenure: Freehold

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