



Glendon Street  
Stanley Common Ilkeston





# Glendon Street Stanley Common Ilkeston DE7 6GQ

for sale  
**£270,000**



## Property Description

Burchell Edwards are delighted to bring to the market this immaculate two bedroomed detached bungalow set in a highly desirable location in Stanley Common close countryside walks yet only approx. 7 miles from Derby and approx. 11 miles from Nottingham. The pristine layout offers entrance hall, spacious lounge, well-appointed fitted kitchen, conservatory, two bedrooms and a modern shower room. Outside there are well-tended front and rear gardens, driveway and detached garage.

An internal inspection is essential to appreciate the accommodation and high-spec fitment on offer.

## Entrance Hall

Double glazed front door, radiator, coving, cupboard housing the wall mounted Baxi-boiler, phone point, doors leading to bedrooms and reception rooms.

## Lounge

17' 7" x 11' 9" ( 5.36m x 3.58m )

A bright and spacious room with double glazed patio door leading to conservatory, gas fire on marble hearth and surround, coving, TV point, two ceiling lights, radiator.

## Conservatory

9' 11" narrowing to x 8' 4" ( 3.02m narrowing to x 2.54m )

Double glazed windows, wall lights radiator, laminate flooring, double glazed door to garden.

## Fitted Kitchen

9' 10" x 7' 5" ( 3.00m x 2.26m )

Fitted with a wide range of base cupboards, drawers and matching wall units, laminated wood effect worktops and tiled surround, sink and drainer unit, integrated oven and grill, gas hob with extractor fan over, integrated fridge and freezer, two low level heaters, double glazed rear window,



## Master Bedroom

12' 7" x 9' 7" ( 3.84m x 2.92m )

A good-sided double bedroom with a front aspect, TV points, phone point, double glazed window, radiator, coving.

## Bedroom Two

.9' 8" x 8' 10" ( 2.95m x 2.69m )

A front respect, double glazed front window, TV points, radiator, coving.

## Bathroom

7' 5" x 5' 5" ( 2.26m x 1.65m )

A modern suite comprising double shower cubicle, wash hand basin in vanity unit, low flush push button toilet, fully tiled walls and flooring, heated towel rail, double glazed rear window, extractor fan.

## Garage

17' x 9' 8" ( 5.18m x 2.95m )

Up and over door, light and power, eaves storage,

## Front:

The immaculate frontage has a formal lawn with an attractive Mountain Ash tree. Outside power point. There is a newly laid resin driveway providing off- road parking for several vehicles and leads to the detached garage.

## Rear:

The attractive rear garden is mainly laid to lawn with planted borders of shrubs and bushes, there is a patio seating area to the rear of the property and a further to the rear of the garden, a raised decked seating area with balustrades and lighting is the perfect place to relax in the sunshine. Further outside lighting on the garage. The garden is fully enclosed by timber fencing, cold water tap. The immaculate property and garden really has to be seen to be fully appreciate.



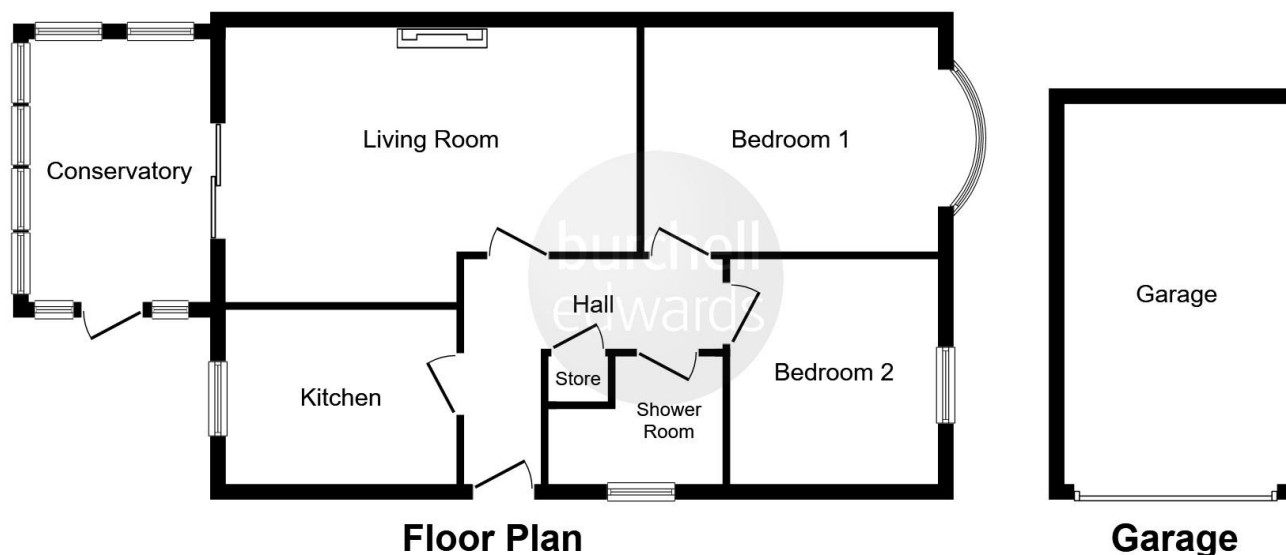












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**EPC Rating: Awaited**

Tenure: Freehold

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