



Holme Close
Ilkeston





Property Description

Burchell Edwards are delighted to offer to the market this stunning executive detached home located on Shipley view and is looking for new family to love.

This home has been well maintained by the present vendor and this is very clear as soon as you walk through the front door with the beautiful entrance hall leading to the two receptions and the bespoke kitchen from Cherrywood interiors, solid oak doors throughout and there is also internal access to the double garage that has electric powered doors full electrics and loft storage.

The first floor holds the three double bedrooms with the master having a en-suite and the family bathroom all of the bedrooms are of a really good size perfect for all families looking for that special forever home.

To the rear of the home is the stunning landscaped private garden and to the front is the sweeping driveway with ample parking for various vehicles.

We feel with the high standard of living on offer this really makes for the perfect family purchase for all looking for the forever home.

So please call Burchell Edwards today to arrange your viewing.

Front

To the front of the property is a sweeping driveway providing off road parking with mature borders, trees, access to double garage.

Entrance Hallway

Accessed via front porch with UPVC door leading into the hall with a radiator, porcelain tiled flooring, doors off to:-

Downstairs W/C

Leading off from the entrance hall way with

low level W/C, handwash basin, porcelain tiled flooring, tiled walls and ceiling light.

Lounge

12' 10" x 11' 2" (3.91m x 3.40m)

Having patio doors to the rear, feature fireplace, a radiator and carpet flooring.

Dining Room

9' 10" x 8' (3.00m x 2.44m)

Having double glazed window to the front elevation, carpet flooring and a radiator.

Kitchen

13' 8" x 8' 7" (4.17m x 2.62m)

Having double glazed window to the rear elevation, porcelain tiled flooring, fitted range master with extraction unit over, a radiator, space for fridge freezer, fittings for a tumble dryer if required, wall and base units with work surfaces over.

First Floor

Bedroom One

13' 8" x 10' 8" (4.17m x 3.25m)

Having double glazed window to the front elevation, a radiator and carpet flooring.

En Suite

Having double glazed window to the front elevation, mains fed shower, wash hand basin and low level W.C

Bedroom Two

13' 1" x 10' 7" (3.99m x 3.23m)

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

Bedroom Three

14' x 8' (4.27m x 2.44m)

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

Bathroom

Having double glazed window to the front elevation, wash hand basin and W.C with free standing vanity unit, paneled bath, porcelain tiled flooring and a radiator.

Rear

To the rear is a beautifully landscaped garden with mature borders, laid lawn and granite patio area leading out from the patio doors.

Double Garage

Having electric glide roll doors on one side and manual doors to the other side with eave storage within the pitched roof space. Within the garage is a cupboard and work bench fitted perfect for a home workshop space. There is also a UPVC double glazed door to the rear giving access to the garden.









Ground Floor



First Floor

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.focalagent.com

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: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST206500



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: IST206500 - 0005