



Pedley Street  
Ilkeston







### Property Description

ONE OF A KIND HOME !!!!! FIVE BEDROOMS !!! THREE RECEPTIONS !!! OUTSTANDING GARDENS !!! We at Burchell Edwards are delighted to offer to the market the rarest of homes that is looking for a new family to love for years to come.

This truly stunning property that has evolved and grown over the years is ready for a new chapter and really needs to be viewed to appreciate what is on offer.

The original home dates back to the 1800's and has been extended over the years to where it is now. The home comprises of three large receptions a stunning country style kitchen, utility, guest cloakroom and large conservatory to the ground floor.

The upstairs contains the five double bedrooms with the master having a full dressing area and en-suite with another bedroom having an en-suite and the family bathroom.

The outside will take your breath away with a full wrap round garden with multiple seating areas and mature boarders and sweeping laid lawns.

There is a sweeping driveway that leads to ample parking for multiple vehicles and access to the garage to the front.

We feel with what this home has to offer in regards to spacious living really will make for the perfect family purchase so please call Churchill Edwards today to arrange your viewing.

### Front

Sweeping driveway to the front of the property. The first section of the driveway has shared access with property at number five. There is parking space for four vehicles on the driveway with garage and off street parking is also available. Having a front composite door leading into the hallway.

### Hallway

Hallway has wooden flooring with double glazed side and front aspect window and a fitted radiator.

### Cloakroom

Having double glazed side aspect window. Fitted with tiled flooring, a low level WC, handwash basin and a radiator.

### Utility Room

10' 1" x 5' 11" ( 3.07m x 1.80m )

Having double glazed door to the side aspect. Fitted with tiled flooring, radiator, washing machine, tumble dryer and a handwash basin.

### Study

11' 1" x 10' 8" ( 3.38m x 3.25m )

Having a double glazed side aspect window, fitted carpet and a radiator.

### Reception Room One

14' 8" x 11' ( 4.47m x 3.35m )

Having a front aspect double glazed front window, fitted carpet and a radiator.

### Reception Room Two

11' 11" x 10' 11" ( 3.63m x 3.33m )

Snug type area with double glazed side aspect bay window, a feature fireplace and fitted carpet.

### Dining Room

14' 8" x 8' 11" ( 4.47m x 2.72m )

Having double glazed side and rear aspect windows with fitted carpet and a radiator.

### Kitchen

21' 10" x 11' 8" ( 6.65m x 3.56m )

Kitchen is fitted with beautiful Pure Country style shaker units and a welcoming log burner. There are two eye level ovens with an induction hob, sink and drainer unit with integrated dishwasher, fridge freezer and a wine cooler. Fitted with wooden flooring and a double glazed side aspect window, patio windows and bi-folding doors opening to the rear of the property. Leading through to the Conservatory.

### Conservatory

16' 2" x 15' 9" ( 4.93m x 4.80m )



Having a fitted air conditioning unit, wood flooring and wrap around surrounds.

### Bedroom One

19' 8" x 11' 3" ( 5.99m x 3.43m )

Having a dressing area leading into the main bedroom. There are two double glazed side aspect windows, fitted with carpet and a radiator leading into the beautiful en-suite.

### En-Suite One

Having a double glazed side aspect frosted window. Fully tiled with a vanity low level WC and handwash basin, a mains powered walk-in shower and a heated towel rail.

### Bedroom Two

14' 10" x 10' 9" ( 4.52m x 3.28m )

Having two double glazed front and side aspect windows, fitted carpet and a radiator.

### Bedroom Three

12' 11 x 6' ( 3.66m 11 x 1.83m )

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

### Bedroom Four

11' 6" x 9' 10" ( 3.51m x 3.00m )

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

### Bedroom Five

11' 7" x 7' 6" ( 3.53m x 2.29m )

Having a double glazed side aspect window with fitted carpet and a radiator leading to the en-suite.

### En-Suite Two

Having a double glazed front aspect window. Suite includes a handwash basin, low level WC and an electric shower cubicle with fitted laminate flooring.

### Bathroom

Having a double glazed side aspect window. Suite includes a panelled corner bath, handwash basin, walk-in mains powered shower and low level WC with fitted carpet and radiator.

### Rear

Attractive large wrap around garden with various patio areas, grass lawn with mature borders and trees.













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To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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