



Quarry Hill Road
ILKESTON



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ILKESTON DE7 4DA

for sale offers in excess of
£425,000



Property Description

EXECUTIVE DETACHED HOME!!!! THREE BEDROOMS !!! DRIVEWAY AND GARAGE !!!! PERFECT FAMILY PURCHASE !!!! We at Burchell Edwards are delighted to offer to the market this truly one of a kind home that is looking for a new family to love.

This truly stunning home offers fantastic spacious living and has been extremely well maintained by the present owners and will make for that special forever home for all families.

The home comprises of large spacious lounge, a spacious dining room, well equipped stylish modern kitchen and there is a separate laundry room to the rear of the home.

The first floor holds the three bedrooms with the master having a stylish en-suite and the family bathroom.

To the rear is the large enclosed garden and summer house also a undercover decked seating area with a sweeping driveway and garage to the front.

Located close to all major road and transport links and the town centre with all major supermarkets and local shops really makes this a must see for all families so please call Burchell Edwards today to arrange your viewing.

To The Front

Attractive sweeping crete printed driveway having ample parking for three vehicles surrounded by mature borders and a grass lawn area. A walkway guides you to the composite front door entering into the entrance hallway.

Entrance Hallway

Having carpet flooring and a fitted radiator.

Living Room

21' 10" x 11' 5" (6.65m x 3.48m)

Having double-glazed front and side aspect windows and carpet flooring with a feature fireplace and two fitted radiators. There are double-glazed patio doors opening out to the

rear garden.

Dining Room

26' 9" x 9' 5" (8.15m x 2.87m)

Having two front aspect double-glazed windows and double-glazed doors leading to the rear garden. Fitted with laminate flooring and two radiators. A step up leads to an area ideal for entertaining.

Kitchen

14' 4" x 12' (4.37m x 3.66m)

Having double-glazed side and rear aspect windows, a UPVC door to the rear garden and a fitted radiator. The lovely fitted bespoke kitchen includes a selection of wall and base units complimented with contrasting oak worktops, a free-standing rangemaster oven and five ring hob with an electric overhead extractor fan and a fitted dishwasher. There is space for an American sized fridge freezer.

Outbuilding/Laundry Room

Handy outbuilding having space, electrics and plumbing for a washing machine and tumble dryer,

Landing

Lovely spacious landing with double-glazed front aspect window with fitted carpet and a radiator

Bedroom One

16' 10" x 10' 8" (5.13m x 3.25m)

Generous sized main bedroom having front, rear and side aspect double-glazed windows filling this space with light. Fitted with carpet, a radiator, built-in wardrobes and benefits from having its own beautiful en-suite.

En-Suite

En-suite includes double electric walk-in shower with a vanity handwash basin and a low-level WC unit and is fully tiled throughout.

Bedroom Two

12' 11" x 11' (3.94m x 3.35m)

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

Bedroom Three

11' 7" x 11' 5" (3.53m x 3.48m)

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

Bathroom

12' 9" x 6' 4" (3.89m x 1.93m)

A very generous sized bathroom fitted to a high standard. There is a rear aspect frosted double-glazed window and the bathroom is fully tiled. The suite includes a vanity handwash basin, a walk-in mains powered shower and a free standing pebble bath with shower mixer taps.

To The Rear

Beginning with a raised decked area upon entering the rear garden from the living room patio doors, here you can access the laundry room and side access gate. A patio area then leads down steps to a large expanse of grass lawn with established mature borders and trees. Here you will find a summerhouse benefiting from having full electrics, with an additional undercover deck area making an ideal alfresco entertaining area. Also having access to the garage and second side access to the property driveway.









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

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 ILKESTON DE7 8AH

EPC Rating: D

Tenure: Freehold

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