



Pudding Plate Close  
Ilkeston

burchell  
edwards

# Pudding Plate Close Ilkeston DE7 4SH

for sale offers in excess of  
**£240,000**



## Property Description

MODERN END TOWN HOUSE !!! THREE DOUBLE BEDROOMS !!! MASTER WITH EN SUITE !!! WELL PRESENTED !!! We at Burchell Edwards are delighted to offer to the market this well presented town house which is set over three floors and is ready for a new family to love.

This charming home is located on a very popular modern development and offer great spacious living set over three floors.

The ground floor has spacious living room , well equipped integrated kitchen and guest cloak room, The first floor contains two double bedrooms and the family bathroom with the master suite located on the second floor with a large en suite attached.

To the rear is the low maintenance private enclosed garden and there is allocated parking to the front with field views.

We feel with what this home has to offer in regards to spacious modern living and the fantastic location really makes this a must see so please call Burchell Edwards today to arrange your viewing.

## To The Front

Having two allocated parking spaces directly in front of the property. A composite front door opens into a small entrance hallway.

## Hallway

Having fitted carpet and a radiator.

## Living Room

14' 7" x 11' 8" ( 4.45m x 3.56m )

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

## Kitchen

11' 7" x 8' 4" ( 3.53m x 2.54m )

Having a double-glazed rear aspect door and window. Fitted with laminate flooring. The lovely Kitchen has range of wall and base units with a gas hob and an electric oven with a stainless steel sink and drainer unit with integrated fridge freezer and dishwasher. There is also space and plumbing for a washing machine.

## Master Bedroom

16' 8" x 8' 4" ( 5.08m x 2.54m )

The master bedroom is found on the third floor. Having a double-glazed front aspect window with fitted carpet and a radiator. Benefits from have its own large en-suite.

## En-Suite

Having a Velux rear aspect window. The suite includes a low-level WC, a handwash basin and a mains fed shower cubicle. There is linoleum flooring and a fitted heated towel rail.

## Bedrom Two

11' 9" x 8' 8" ( 3.58m x 2.64m )

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

## Bedroom Three

11' 9" x 10' 4" ( 3.58m x 3.15m )

Having two double-glazed front aspect windows with fitted carpet and a radiator.

## Bathroom

Having a double-glazed frosted side aspect window. Suite includes a panelled bath, an electric shower, a low-level WC and a handwash basin with linoleum flooring and a heated towel rail.

## To The Rear

Lovely low maintenance garden having staged paved areas with borders and the access gate.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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21 Bath Street  
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EPC Rating: B    Council Tax  
 Band: B

Tenure: Freehold

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