



Quarry Hill Road
Ilkeston

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Property Description

IMPRESSIVE DETACHED FAMILY HOME !!!
FOUR BEDROOMS !!! THREE RECEPTIONS !!!
GATED DRIVEWAY !!! We at Burchell Edwards are excited to offer to the market this truly stunning detached home that is ready for a new family to love.

This impressive home offers fantastic spacious bright living and will be the envy of all your family and friends and very rarely does such a property come to the market.

The home comprises of large gated driveway with ample parking for many vehicles then you are led to the large sun room to the front of the home.

The ground floor has the three great sized receptions, country style kitchen, guest cloak room and large conservatory.

The first floor holds the four good size bedrooms with one having an en suite and the family bathroom.

To the rear of the home is the large staged garden perfect for long summer evenings and all year round entertaining.

We feel with what this exceptional home has to offer and the fantastic location really makes this a must see for all families that are looking for their forever home so please call Burchell Edwards today to arrange your viewing.

To The Front

Beautiful gated driveway with ample space for parking for seven to eight vehicles. Front of the property consists of an attractive Sun Room.

Sun Room

13' x 6' (3.96m x 1.83m)

Having UPVC double-glazed front aspect doors, Fitted with laminate flooring. An archway leads through to the entrance hallway.

Hallway

Continuation with the laminate flooring with doors leading to the ground floor accommodation and stairs to the first floor.

Reception Room

11' 8" x 11' 4" (3.56m x 3.45m)

Having UPVC double-glazed front and side aspect windows with a fitted radiator.

Kitchen

12' 4" x 11' 8" (3.76m x 3.56m)

Having a UPVC side aspect double-glazed window. Fitted with a selection of wall and base units with a Belfast sink, integrated fridge freezer, integrated eye-level oven with an induction hob and plumbing and space for a washing machine. Also features a breakfast bar with tiled flooring and a fitted radiator. Lead through to the Dining Room.

Dining Room

16' 1" x 10' 7" (4.90m x 3.23m)

Having a UPVC double-glazed side aspect window and sliding patio doors to the rear aspect. Fitted with laminate flooring, a radiator and a feature fireplace. Access to the Guest Cloakroom.

Living Room

16' 8" x 10' 10" (5.08m x 3.30m)

Having UPVC double-glazed front, side and rear aspect windows with laminate flooring, two radiators and a feature fireplace.

Conservatory

14' 8" x 13' 9" (4.47m x 4.19m)

Three quarter UPVC surround Conservatory with two radiators and laminate flooring.

Guest Cloakroom

Having a low-level WC and a handwash basin with tiled flooring, a radiator and handy storage.

Bedroom One

16' 9" x 8' 10" (5.11m x 2.69m)

Having UPVC double-glazed front and rear aspect windows with wood flooring, two radiators and fitted wardrobes.

Bedroom Two

10' 1" x 9' 7" (3.07m x 2.92m)

Having a UPVC double-glazed rear aspect window with wood flooring and a radiator. Benefits from having its own En-Suite.

En-Suite

Having a UPVC double-glazed rear aspect window with a mains powered shower, vanity surround comprising of a low-level WC, handwash basin with ample storage and a dressing area.

Bathroom

Having a UPVC double-glazed side aspect window. Suite includes a mains powered walk-in shower with a vanity low-level WC and a handwash basin with a heated towel rail and tiled flooring.

Bedroom Three

11' 11" x 11' 10" (3.63m x 3.61m)

Having UPVC double-glazed front and side aspect windows. Fitted with laminate wood flooring and a radiator.

Bedroom Four

8' 6" x 6' 6" (2.59m x 1.98m)

Having a UPVC double-glazed side aspect window. Fitted with laminate wood flooring and a radiator.

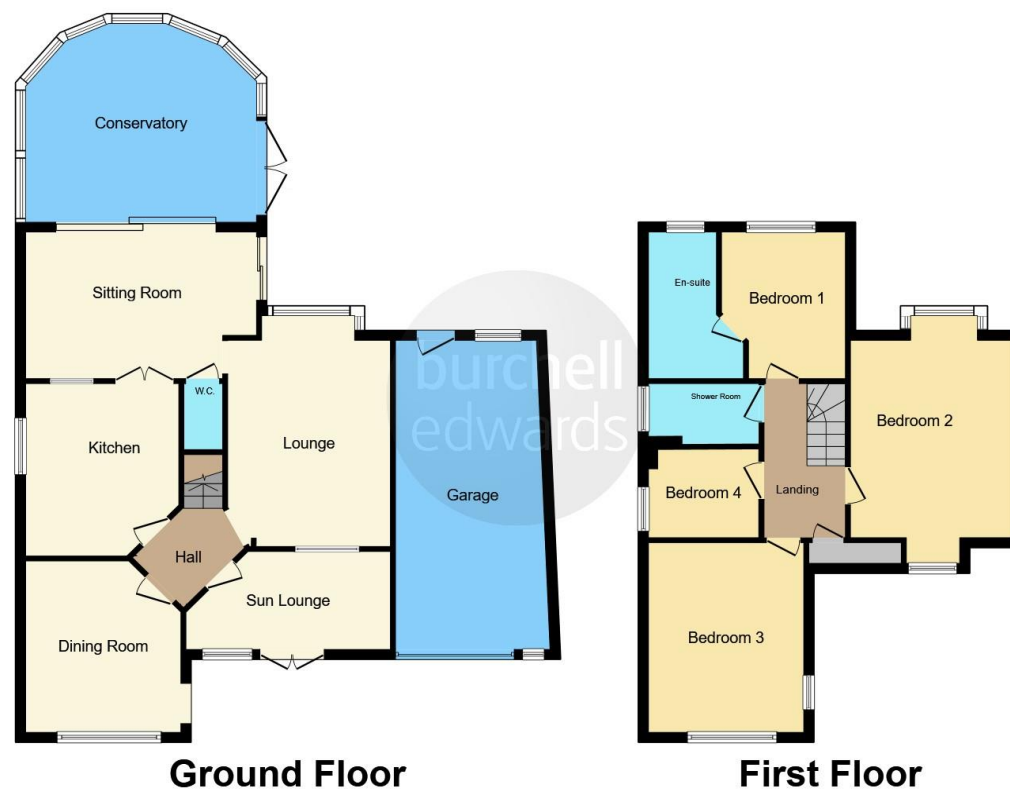
To The Rear

At the rear there is access to the double width garage with a single door having fully fitted electrics. This amazing rear garden is designed with separate areas. Having the patio which leads to a gate opening to a beautiful walled boundary private garden with grass lawn surrounded by stunning borders and trees with a garden shed. There is side access to the right of the property..









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: E Council Tax
 Band: E

Tenure: Freehold

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