



Grenville Drive  
Ilkeston







### Property Description

DETACHED BUNGALOW !! THREE BEDROOMS !! WELL PRESENTED !! TWO RECEPTIONS !! GARAGE !! We at Burchell Edwards are delighted to offer to the market this extremely well presented detached bungalow that is ready for a new owner to love.

Located close to the town centre with all transport and road links as well as all major supermarkets we have this extremely well presented detached bungalow that has been well maintained and presented by the present owner.

The home comprises of large lounge, charming dining room, a well equipped modern kitchen, three good size bedrooms and a newly fitted modern bathroom.

To the rear of the home is the well kept garden and access to the garage as well as the large driveway with ample parking for various vehicles.

We feel with what this home has to offer and location really makes this a must see so please call Burchell Edwards today to arrange your viewing.

### To The Front

To the front of the property you will find a double driveway, having space for up to four vehicles and a low maintenance gravelled area with mature borders. The side aspect UPVC wood effect doors open into the dining room.

### Dining Room

11' 1" x 6' 2" ( 3.38m x 1.88m )

Having tiled flooring, a fitted radiator with a multi-fuel log burner.

### Living Room

13' 7" into bay x 18' 1" ( 4.14m into bay x 5.51m )

Having two double-glazed front aspect windows, one being a bay window. Fitted with carpet, a radiator and a feature fireplace.

### Kitchen

9' 1" x 8' 5" ( 2.77m x 2.57m )

Having a double-glazed side aspect window and door with linoleum flooring. Fitted with a selection of wall and base units with a sink

and drainer unit and integrated Bosh electric oven and hob. Also having integrated undercounter washing machine and a fridge and freezer.

### Hallway

Having a fitted radiator.

### Bedroom One

.11' 10" x 8' 10" ( 3.61m x 2.69m )

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

### Bedroom Two

9' 1" x 7' 10" ( 2.77m x 2.39m )

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

### Bedroom Three

6' 11" x 6' 2" ( 2.11m x 1.88m )

Having a side aspect double-glazed window with fitted carpet, a radiator and wardrobe space.

### Bathroom

Having a double-glazed side aspect window. This stylish bathroom has anti-slip linoleum flooring and a heated towel rail. Suite includes a vanity handwash basin and a low-level W/C with a walk in shower enclosure featuring a mains fed rain effect shower.

### To The Rear

Side access from the front of the property will lead to the garage. The garage is fitted with electrics and lighting and has an up-and- over door and a side door. Leading onto a lovely patio area, ideal for alfresco dining. Borders of mature flowers and shrubs. A few steps lead onto an additional seating area fitted with astroturf.





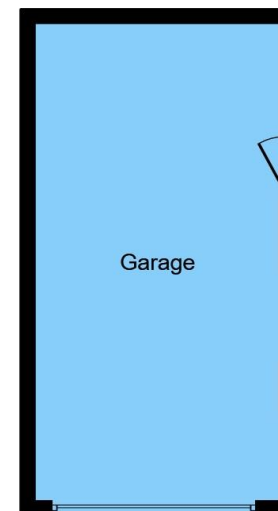








**Floor Plan**



**Garage**

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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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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