



Nelson Street
Ilkeston

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Property Description

END TERRACE HOME !! THREE BEDROOMS ! TWO RECEPTIONS !! WELL PRESENTED !! CONSERVATORY !! PRIVATE DRIVEWAY PARKING !! We at Burchell Edwards are delighted to offer to the market this extremely well presented home that is ready for a new owner to love.

Located within close proximity to the town centre and all of the fantastic transport links we have this charming home that has been finished to the highest of standards by the present owner and really makes for the perfect purchase.

The home comprises of beautiful lounge, dining room, a modern well equipped kitchen and a conservatory to the ground floor.

The first floor holds the three good sized bedrooms and the modern family bathroom. To the rear is the stunning private garden and there is private driveway parking to the front.

We feel in regards to the fantastic location and what this home has to offer really makes this the perfect move straight into purchase so please call Burchell Edwards today to arrange your viewing.

To The Front

Dropped kerb to driveway with parking available for up to two vehicles. The UPVC double-glazed front door leads into the entrance hallway.

Entrance Hallway

Having laminate flooring and a fitted radiator.

Living Room

18' 1" into bay x 11' 5" (5.51m into bay x 3.48m)
Inviting living room has a front aspect double-glazed bay window with fitted carpet, a radiator and a feature fireplace.

Dining Room

9' 2" x 7' 4" (2.79m x 2.24m)
Having a rear aspect double-glazed door and window. Fitted with laminate flooring and a radiator.

Kitchen

8' 5" x 7' (2.57m x 2.13m)

Having a double-glazed rear aspect window and laminate flooring. This modern kitchen is fitted with a selection of wall and base units including a stainless-steel sink and drainer unit, integrated fridge freezer, gas oven and hob with an overhead extractor.

Conservatory

.14' 5" x 9' 5" (4.39m x 2.87m)

Lovely conservatory area with multi-use options, fitted with laminate flooring and a radiator.

Bedroom One

12' 9" x 7' 9" (3.89m x 2.36m)

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

Bedroom Two

9' 7" x 8' 6" (2.92m x 2.59m)

Having a double-glazed rear aspect window with fitted carpet and a radiator. Benefits from having built-in wardrobes.

Bedroom Three

9' 3" x 7' 2" (2.82m x 2.18m)

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

Bathroom

Having a double-glazed frosted rear aspect window. Suite includes a panelled bath with a main fed shower, low-level WC and a handwash basin. Fully tiled with a heated towel rail

To The Rear

Beautiful landscaped garden with a generous patio area surrounded by mature borders.









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

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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Property Ref: IST207290 - 0003