



Burnthouse Road
Heanor





Property Description

Burchell Edwards Estate Agents are pleased to bring to market this well presented four bedroom extended detached property with integral garage and rear garden with freehold solar panels owned by the property CHAIN FREE!

In brief, the property comprises of two reception rooms, kitchen, integral garage, four well sized bedrooms with en suite to one and family bathroom with front courtyard and rear garden.

The property benefits from freehold solar panels giving the property the benefit of lower running costs than a standard home.

The property is located in a great location with local amenities being close by and links to major bus and road routes within a short distance.

To view this family home, please call Burchell Edwards Estate Agents in Ilkeston.

To The Front;

To the front of the property is a courtyard garden area with access to the property via UPVC double glazed front door. Access to the garage can be made by the front of the property too.

Hallway;

With tiled flooring leading into the heart of the home with access to all downstairs rooms and the first floor stair case. The hallway contains understairs storage.

Lounge;

10' 7" x 18' (3.23m x 5.49m)

With UPVC double glazed window to the front and rear aspect and radiator underneath, wood flooring and brick chimney breast and stone lintle with feature multi-fuel burner. To the ceiling is coving and a light rose.

Games Room Reception Room Two;

11' 8" x 12' 9" (3.56m x 3.89m)

With UPVC double glazed window to the front aspect, wooden flooring, radiator underneath, feature fireplace and ceiling light.

Kitchen;

13' 3" x 9' 5" (4.04m x 2.87m)

With a selection of wall and base units, integral oven, grill and microwave, integral dishwasher, five ring gas burner with extraction unit over, granite effect work tops, double sink and drainer unit with mixer tap over, tiled splash backs, tiled flooring and spot lights to the ceiling.

Bedroom One;

.6' 7" x 10' 7" (2.01m x 3.23m)

With UPVC double glazed window to the front aspect, radiator and carpet flooring.

Bedroom Two;

10' 1" x 11' 8" (3.07m x 3.56m)

With UPVC double glazed window to the front aspect, radiator and carpet flooring.

Bedroom Three;

11' x 8' 7" (3.35m x 2.62m)

With UPVC double glazed window to the front aspect, radiator, carpet flooring and en-suite.

En-Suite;

With floor to ceiling tiles, UPVC frosted double glazed window, tiled flooring, low level W/C, handwash basin, shower unit and extractor fan.

Bedroom Four;

7' 5" x 9' 8" (2.26m x 2.95m)

With UPVC double glazed window to the rear aspect, radiator and carpet flooring.

Family Bathroom;

A well sized family bathroom with UPVC double glazed window to the rear aspect, sink and vanity unit with low level W/C, 'P' shaped

bath with shower over. Floor to ceiling tiled walls with tile effect flooring and airing cupboard. Lighting and extraction unit to the ceiling.

Loft

Converted loft can be accessed from the landing.

Garage;

8' 1" x 18' (2.46m x 5.49m)

Integral garage with roller doors accessed from the front and rear of the property.

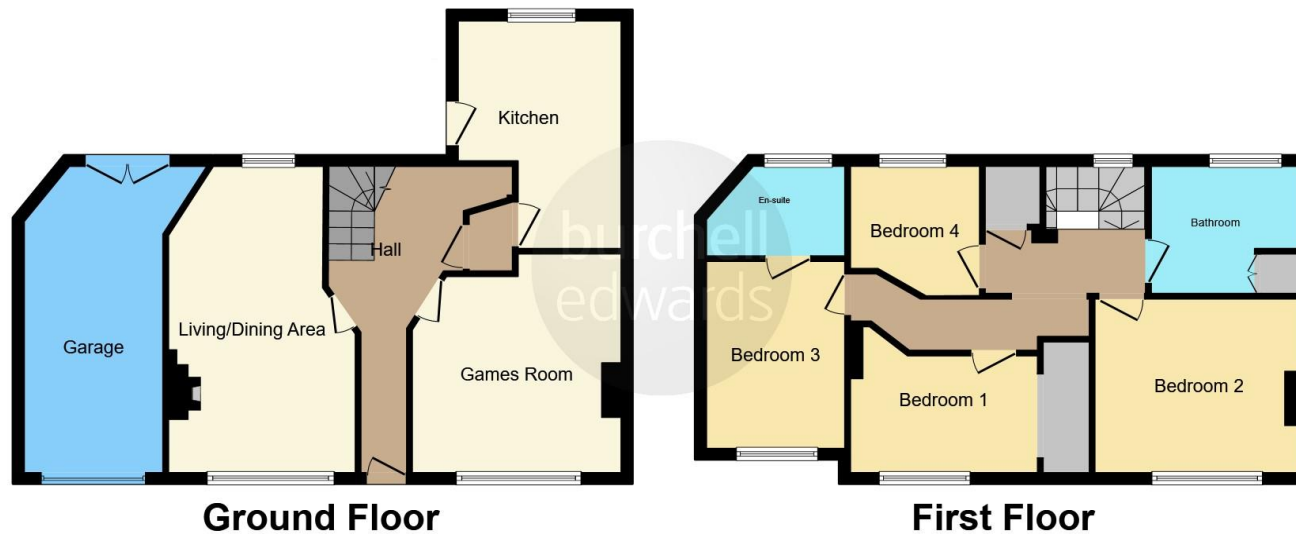
Garden;

A beautifully presented low maintenance rear garden with fencing to the boundaries and shrubs with access to the rear 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: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST206837



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