



Elka Road  
ILKESTON





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ILKESTON DE7 4SE

for sale offers in excess of  
**£280,000**



### Property Description

MODERN SEMI DETACHED FAMILY HOME !! WELL PRESENTED !! MASTER WITH EN SUITE !! FOUR DOUBLE BEDROOMS !! We at Burchell Edwards are delighted to offer to the market this stunning modern semi-detached home that is ready for a new owner to love.

Located in the heart of a very popular modern development this well presented home is a must see to appreciate the spacious bright modern living on offer.

The home comprises of modern kitchen / dinner, guest cloak room and large lounge to the ground floor.

The first floor holds three double bedrooms and the modern family bathroom with the second floor holding the large master bedroom with a modern en-suite.

To the rear is the private enclosed garden and access to the garage with private driveway parking to the front.

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

### To The Front

Having tandem parking at the side of the property for two vehicles leading to the single garage with and up-and-over door. Some mature borders leads to the composite front door opening into the entrance hallway.

### Hallway

Having tiled flooring and a fitted radiator.

### Kitchen/Diner

15' 2" x 9' 5" ( 4.62m x 2.87m )

Having a double-glazed front aspect window and tiled flooring. Fitted with a selection of wall and base units with a sink and drainer unit, an integrated fridge freezer and dishwasher, a gas hob, an electric oven with an overhead extractor and space for a washing machine.

### Cloak Room

Having a double-glazed front aspect window with tiled flooring, a radiator, a low-level WC and a handwash basin.

### Living Room

16' 5" x 10' 2" ( 5.00m x 3.10m )

Having double-glazed rear aspect patio doors and window with laminate flooring and a radiator.

### Bedroom Two

13' 5" x 9' 5" ( 4.09m x 2.87m )

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

### Bedroom Three

12' 6" x 9' 7" ( 3.81m x 2.92m )

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

### Bedroom Four

10' 1" x 6' 7" ( 3.07m x 2.01m )

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

### Bathroom

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

### Master Bedroom

20' 5" x 13' 5" ( 6.22m x 4.09m )

Located on the second floor. Having a double-glazed front aspect window and rear aspect Velux window. Fitted carpet and two radiators. Benefits from having its own en-suite.

### En-Suite

Tiled en-suite, having a rear aspect Velux window, a walk-in mains fed shower with a low-level WC and handwash basin.

## To The Rear

Enclosed rear garden having a patio area leading to a grass lawn with raised sleeper beds with incorporated seating.

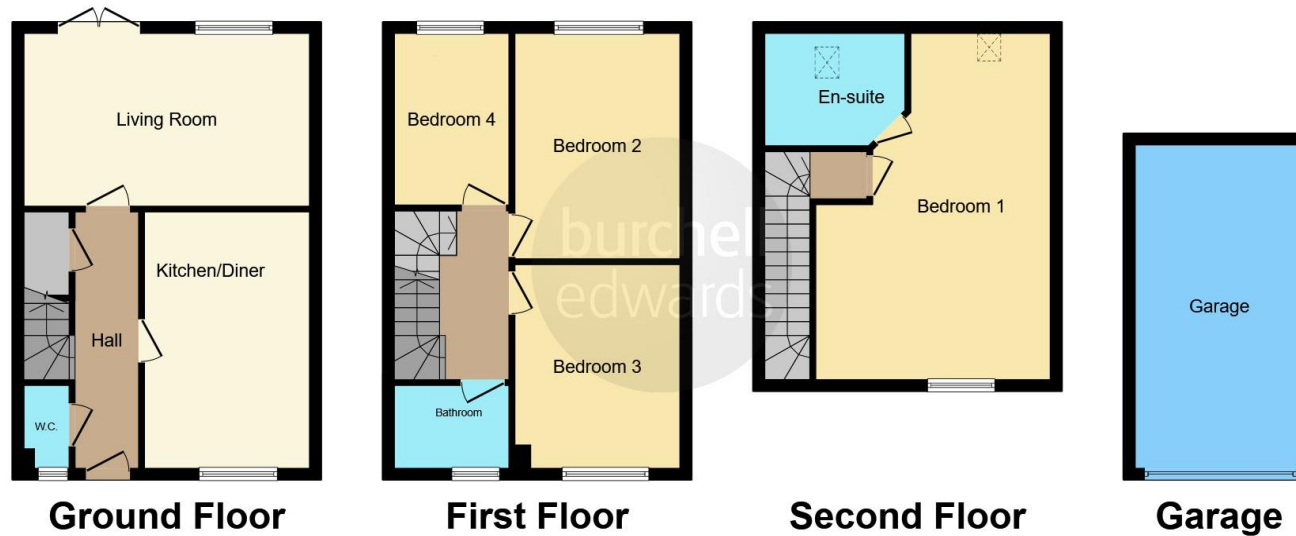












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/IST207104](http://burchelledwards.co.uk/Property/IST207104)**



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