



Kenilworth Drive
Ilkeston

burchell
edwards

Kenilworth Drive Ilkeston DE7 4FJ

for sale offers in excess of
£220,000



Property Description

DETACHED HOME !! TWO DOUBLE BEDROOMS !! LARGE LIVING / DINER !! PRIVATE DRIVEWAY AND GARAGE !! We at Burchell Edwards are delighted to offer to the market this charming detached home located in the heart of Kirk Hallam and is ready for a new owner to love.

Located in the heart of Kirk Hallam, this rare detached home has come to the market and is ready for you.

The home offers spacious bright living and will make for the perfect first-time purchase or indeed investment. Being close to all transport and the great road links with all major supermarkets close to hand.

The home comprises of large living/dining and well equipped modern kitchen to the ground floor.

The first floor holds the two really good size bedrooms and the family bathroom.

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

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

To The Front

Having a dropped kerb to the private locked paved driveway with space for two vehicles and access to the garage with an up-and-over door and fitted electrics. The composite front door opens into the entrance hallway.

Hallway

Having laminate flooring and a fitted radiator.

Living/Diner

Spacious living/dining area. Having a double-glazed front aspect bay window and rear aspect patio doors opening out to the rear garden with laminate flooring and two radiators.

Kitchen

Having a double-glazed side aspect door and rear aspect window. Kitchen is fitted with a selection of wall and base units with sink and drainer unit, integrated eye-level ovens, gas hob with overhead extractor, integrated washing machine, dishwasher and fridge freezer.

Bedroom One

Having two double-glazed front aspect windows with fitted carpet, a radiator and built-in wardrobes.

Bedroom Two

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

Bathroom

Having a double-glazed rear aspect window with tiled flooring and a heated towel rail. Suite includes a panelled bath with overhead mains fed shower, a vanity low-level WC and a handwash basin.

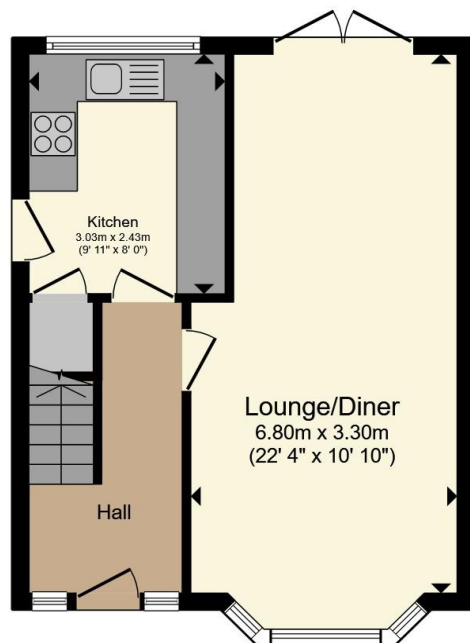
To The Rear

Lovely private and enclosed low maintenance rear garden with patio area and access to the garage with mature borders.

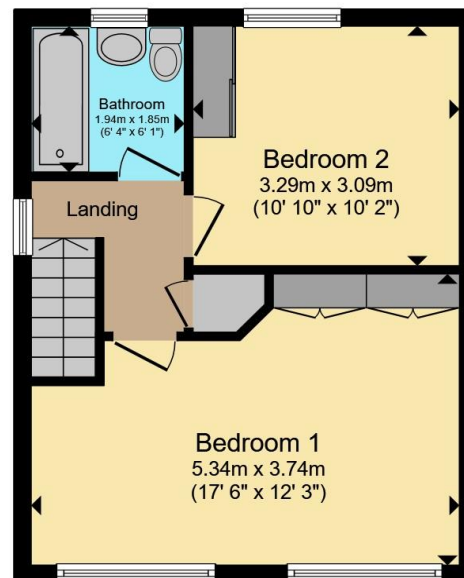




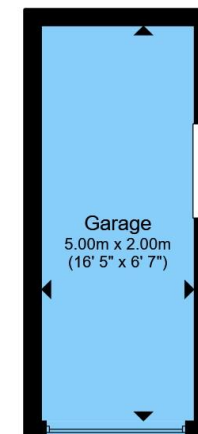




Ground Floor



First Floor



Garage

Total floor area 82.6 m² (889 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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21 Bath Street
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207851



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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