



Doris Road
ILKESTON

burchell
edwards

Doris Road
ILKESTON DE7 5DP

for sale guide price
£250,000



Property Description

CHAIN FREE !! DETACHED FAMILY HOME !! THREE BEDROOMS !! PRIVATE DRIVEWAY AND GARAGE !! CONSERVATORY !! We at Burchell Edwards are delighted to offer to the market with no onward chain this charming detached home that is ready for a new family to love.

This charming well presented family home is located close to the town centre, all major supermarkets and fantastic transport and road links are close to hand making this truly the perfect family purchase.

The home comprises of well equipped kitchen, large lounge/diner and conservatory to the ground floor with the first floor holding the three good size bedrooms and the family bathroom.

To the rear is the private generous garden and to the front you have the private driveway and access to the garage.

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

Please note that the AML Fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To The Front

Private driveway with parking space for two vehicles with access to the garage and having a small lawn area. Composite front door leads into the entrance hallway.

Hallway

Having tiled flooring and a fitted radiator. Access to a guest cloakroom.

Kitchen

The kitchen benefits from a double-glazed front-aspect window and tiled flooring, with a fitted radiator. It is fitted with a range of white wall and base units complemented by tiled splashbacks, a stainless-steel sink with drainer, an integrated gas hob with overhead extractor hood, and an electric oven. There is also space and plumbing for a washing machine, along with space for a fridge freezer.

Guest Cloakroom

Having a low-level WC and handwash basin with linoleum flooring.

Living Room

The living room is neutrally decorated and features a double-glazed rear-aspect window and sliding doors leading into the conservatory. The room is fitted with carpet and a radiator.

Conservatory

The conservatory is constructed from three-quarter UPVC units with double-glazed windows and double doors opening onto the rear garden. The room benefits from tiled flooring, providing a bright and versatile additional living space.

Bedroom One

The bedroom benefits from two double-glazed windows, fitted carpet, a radiator, and built-in wardrobes, providing ample storage space.

Bedroom Two

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

Bedroom Three

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

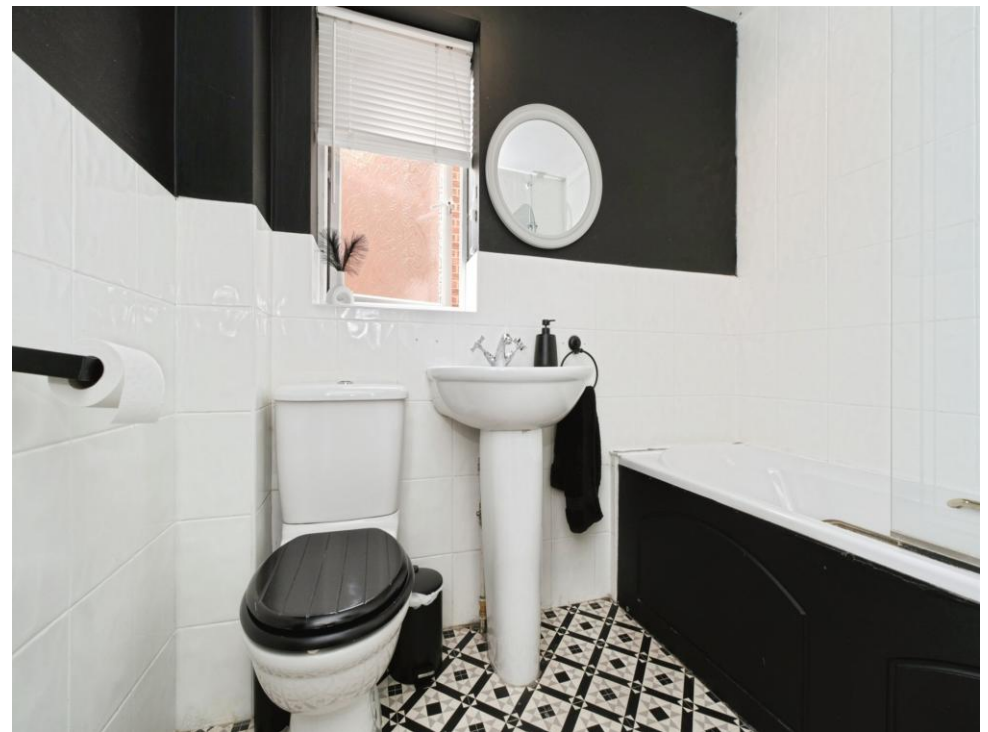
Bathroom

The bathroom benefits from a double-glazed side-aspect window, lino flooring, and a fitted radiator. The suite comprises a panelled bath with a mains-fed shower over, a low-level WC, and a hand wash basin.

To The Rear

The rear garden features a spacious patio area accessed directly from the conservatory, providing an ideal space for outdoor entertaining and dining. A gate leads through to the lawned garden, with a pathway extending to the bottom of the plot where there is a gravelled seating area, perfect for relaxing and enjoying the outdoor space.









Total floor area 99.2 m² (1,067 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

T 01159 327232
E ilkeston@burchelledwards.co.uk

21 Bath Street
 ILKESTON DE7 8AH

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST208030



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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