



Belper Road
West Hallam Ilkeston

burchell
edwards

Belper Road West Hallam Ilkeston DE7 6GY

for sale offers in excess of
£450,000



Property Description

CHAIN FREE !! STUNNING DETACHED HOME !!
FIVE BEDROOMS !! BEAUTIFUL MASTER SUITE
!! BEAUTIFUL GARDEN WITH AMAZING VIEWS !!
PERFECT FAMILY HOME !! We at Burchell
Edwards are delighted to offer to the market with no
onward chain this truly stunning home that is ready
for a new family to love.

Located in West Hallam, this extensive family home
offers fantastic spacious living and will make for the
perfect special forever home for all families.

The home that has been well maintained by the
present owner can be configured to suit all styles of
living, but as it stands today comprises of large
entrance hall two double bedrooms with the third
being used at present as a home office, formal
dining room, large living room, complete shower
room, stylish integrated kitchen, utility room and
conservatory to the ground floor.

The first floor holds a double bedroom, family
bathroom and the large master suite with dressing
area and en-suite.

To the rear of the home is the amazing large
landscaped garden with various seating areas,
summer house, access to the extensive lean too
storage and the most beautiful field views.

The front of the home is the large private driveway
with ample parking for multiple vehicles. We feel
with what this home has to offer and the fantastic
location really makes for the perfect family purchase
so please call Burchell Edwards today to arrange
your viewing.

To The Front

Spacious driveway with space for up to four
vehicles, surrounded with mature borders and
trees. Leading to the UPVC side door leading
directly into the entrance hallway.

Entrance Hallway

A welcoming entrance hallway with fitted
carpet and radiator, together with a staircase
rising to the first floor.

Bedroom Three

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

Bedroom Four

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

Bedroom Five

Currently utilised as an office space, this
room benefits from wooden flooring, a fitted
radiator and a double-glazed side-aspect
window.

Shower Room

A fully tiled and well-presented shower room
featuring tiled flooring, a double-glazed side-
aspect window, and an extractor fan. The
suite comprises a low-level WC, a vanity
handwash basin, and a walk-in electric
shower enclosure.

Dining Room

Double glazed doors open into the dining
room, featuring fitted solid wood flooring, a
radiator and a double-glazed side-aspect
window. Wall lights are positioned on either
side, enhancing the room's ambience.



Living Room

The spacious living room benefits from a double-glazed side-aspect window, two radiators, and a feature fireplace. Double-glazed patio doors to the rear open out onto the wonderful garden, flooding the room with an abundance of natural light. The room is neutrally decorated and further enhanced by attractive wall lighting and fitted with carpet.

Kitchen

The kitchen benefits from a double-glazed side-aspect door and window, along with double-glazed rear patio doors providing access conservatory. Fitted with tiled flooring and a radiator, this modern shaker-style kitchen offers a range of wall and base units, incorporating an integrated fridge, dishwasher, stainless-steel sink and drainer, eye-level Neff oven and grill, and a gas hob with an overhead extractor fan. Additional features include tiled splashbacks, a stainless-steel hob splashback, ceiling spotlights, breakfast bar pendant lighting and tiled flooring throughout. Access to the handy utility room.

Conservatory

Fully glazed UPVC double-glazed conservatory with double patio door opening out to the rear garden.

Utility Room

Having a double-glazed side aspect window with space for washing machine, tumble dryer and freezer and fitted with wall units and countertop.

Landing

A bright and airy landing featuring a Velux window, fitted carpet, and an attractive low-hanging pendant light positioned above the staircase.

Bedroom Two

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

Master Bedroom

The master bedroom benefits from extensive built-in mirrored wardrobes, providing an abundance of storage, and enjoys the advantage of its own en-suite shower room. The room is fitted with carpet and a radiator and features two Velux windows together with patio doors opening onto a Juliet balcony overlooking the stunning rear garden. Further storage is available within the eaves.

En-Suite

Having a double-glazed front aspect window, fitted with lino flooring and an extractor fan. Suite includes a low-level WC with a double sized walk-in mains fed shower, a vanity handwash basin and additional storage.

To The Rear

The beautifully landscaped rear garden can be accessed via the conservatory and also benefits from side access to the property. This superb outdoor space features an extensive wrap-around patio, providing the perfect setting for al fresco dining and entertaining family and friends. Running the full length of the property, a useful side storage area offers an abundance of additional storage space. The garden is enhanced by well-maintained raised lawned areas, mature trees, and established borders, creating an attractive and private environment. Further features include a decked seating area with steps leading to an additional entertaining space, complete with a BBQ area and summer house, all enjoying stunning open field views beyond.









Total floor area 152.7 m² (1,644 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: E

Tenure: Freehold

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Property Ref: IST207938 - 0001