Sparrow Close
Ilkeston

burchell edwards

Sparrow Close
Ilkeston DE7 4PW

for sale offers in the region of
£500,000

Property Description

EXECUTIVE IMPRESSIVE FAMILY HOME !! SIX BEDROOMS !! MASTER WITH EN SUITE !! THREE RECEPTIONS !! LARGE KITCHEN DINER !! We at Burchell Edwards are delighted to offer to the market this impressive detached home located on an ever popular development and is ready for a new family to love.

This truly stunning home offers exceptional spacious living perfect for any family looking to set their roots with fantastic accommodation and the perfect location being close to the town centre all major supermarkets and all transport and road links.
The home comprises of study, living room, additional reception being used as a games room at present, large integrated kitchen/diner, guest cloakroom and utility room to the ground floor.
The first floor holds the six good size bedrooms with the master having an en-suite and two additional bathrooms.
To the rear is the private large garden and access to the garden bar.
To the front is private driveway parking with ample parking for various vehicles, we feel with what this stunning home has to offer and the fantastic location really makes this a must see 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
Having a dropped kerb to the blocked paved driveway with ample space for at least three vehicles. Grass lawn garden with surrounding mature borders leading to the garage. Wooden front door opens into the entrance hallway.

Entrance Hallway
Fitted with wood flooring and a radiator.

Study
Continuation of the wood flooring with a double-glazed front aspect window and a fitted radiator.

Kitchen/Diner
Having tiled underfloor heating with rear aspect double-glazed windows and bi-folding doors opening out to the rear garden. The Kitchen is fitted with a selection of shaker style wall and base units with onyx style work tops, a double Belfast sink and includes integrated Neff oven and microwave, American sized fridge freezer and internal pantry storage.
Access to the Guest Cloakroom.

Guest Cloakroom
Having a low-level WC and handwash basin with a heated towel rail.

Utility Room
Having double-glazed side and rear aspect windows with integrated washing machine and tumble dryer. Leads to an additional room currently being used as a small office area.

Office
Having double-glazed rear aspect window and door with access to the Garage.

Garage
Fitted with electrics, currently used as additional storage.

Living Room
Having a double-glazed front aspect window with the continuation of the wood flooring with a fitted radiator and a feature fireplace.

Master Bedroom
Having a double-glazed front aspect window with fitted carpet and a radiator and benefits from having built-in wardrobes and access to its own en-suite.

En-Suite
Having a front aspect double-glazed window. Suite includes vanity handwash basin, WC and a rain effect main fed shower enclosure.

Bedroom Two
Having a rear aspect double-glazed window with fitted carpet and a radiator and benefits from having built-in wardrobes.

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

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

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

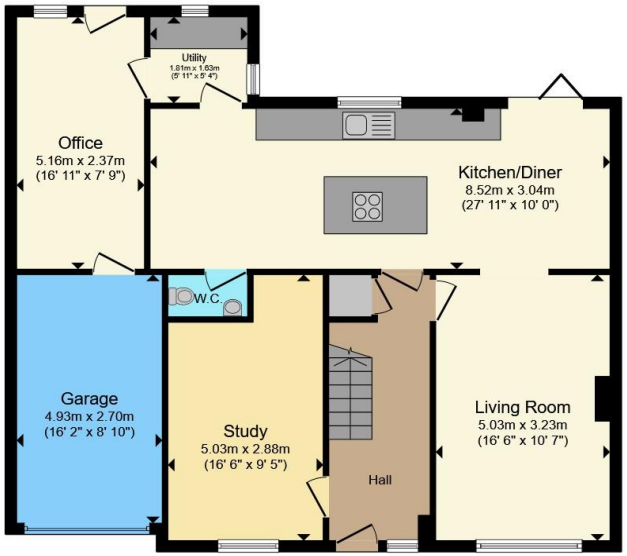
Bedroom Six
Having a rear aspect double-glazed window with fitted carpet and a radiator.

Shower Room
Having a double-glazed rear aspect window with linoleum flooring and a heated towel rail. Suite includes and mains fed shower enclosure with a vanity handwash basin and low-level WC.

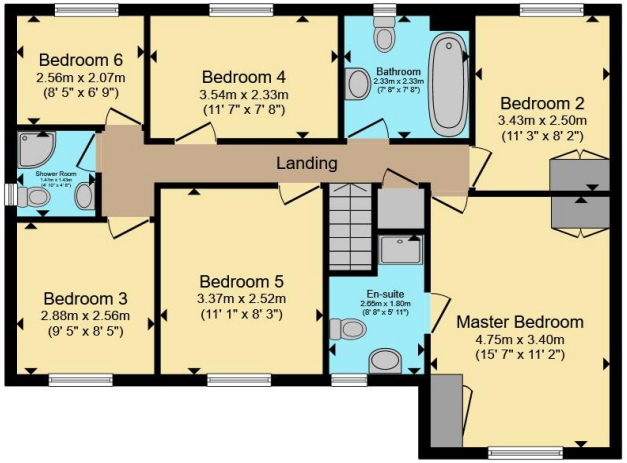
Bathroom
Having a double-glazed rear aspect window with linoleum flooring and a heated towel rail. Suite includes an attractive freestanding bath with an overhead rain effect mains fed shower, a vanity handwash basin and low-level WC.

Landing
Access to all first-floor accommodation and access to a handy storage cupboard housing the boiler.

To The Rear
Accessing the lovely rear garden via the bi-folding doors from the Kitchen. Starting with the large patio area ideal for alfresco dining and entertaining, stretching the full length of the property. Steps lead down to the first grass lawn area and then further steps lead down to an additional lawn area, all of which are surrounded by attractive mature shrubs and trees. The bottom of the garden features a summer house having a bar area with fitted electrics. Perfect space for enjoying with family and friends.



Ground Floor



First Floor

Total floor area 175.5 m² (1,889 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

burchell edwards

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: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207934

The Property Ombudsman

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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.