



Heathfield Avenue
Ilkeston

burchell
edwards

Heathfield Avenue Ilkeston DE7 5EH

for sale guide price
£300,000



Property Description

EXECUTIVE DETACHED FAMILY HOME !! FOUR DOUBLE BEDROOMS !! TWO RECEPTIONS !! LARGE PRIVATE DRIVEWAY !! We at Burchell Edwards are delighted to offer to the market this impressive executive detached home that is ready for a new family to love.

Located in the heart of Larklands this impressive home sits waiting for you and offers fantastic spacious bright living and will make for the perfect home for all families looking to set their roots.

The home comprises of large lounge, dining room, well equipped modern kitchen, utility room and guest cloakroom to the ground floor.

The first floor holds the four double bedrooms and the family wet/bathroom. To the rear is the private enclosed garden with an insulated wooden garden room with lights and electrics. There is a large driveway to the front with ample parking for various cars and access to the garage.

We feel with what this house 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 a blocked paved sweeping driveway having parking space for multiple vehicles. Access to the garage with an up-and-over door. Front door opens into the living room.

Living Room

Having a double-glazed bay front aspect window with fitted carpet, a feature fireplace and a fitted radiator.

Dining Room

10' 11" x 10' 5" (3.33m x 3.17m)

Having double-glazed sliding doors to the rear with fitted carpet and a radiator. Lift access to the second bedroom.

Kitchen

10' 5" x 9' 4" (3.17m x 2.84m)

Having a double-glazed rear aspect window and laminate flooring. Fitted with a selection of

wall and base units with an electric hob with an overhead extractor, eye-level oven, a stainless sink and drainer unit with space and plumbing for a washing machine and fridge freezer.

Bedroom One

12' 6" x 10' 10" (3.81m x 3.30m)

Having a double-glazed front aspect window with a radiator and built-in wardrobes.

Bedroom Two

11' 1" x 9' (3.38m x 2.74m)

Having a double-glazed rear aspect window with fitted carpet and radiator with lift access from the dining room.

Bedroom Three

11' x 8' 11" (3.35m x 2.72m)

Having a double-glazed rear aspect window with fitted carpet, a radiator and built-in wardrobes.

Bedroom Four

7' 5" x 7' (2.26m x 2.13m)

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

Wet/Bathroom

Having a double-glazed side aspect window. Wet room with a electric shower as well as a separate bath, a low-level WC, a handwash basin and fitted with linoleum flooring.

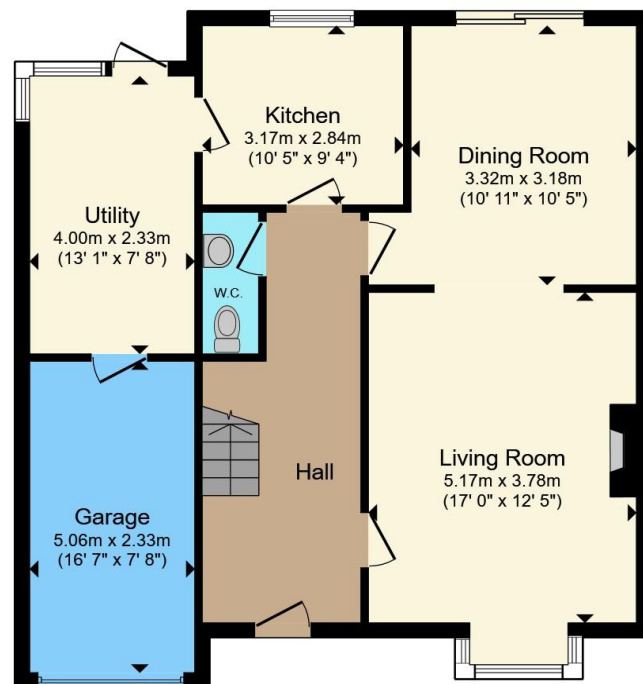
To The Rear

Patio area with grass lawn and mature borders. Also benefits from having an insulated wooden garden room with electric sockets, lights and heating. Erected approximately two years ago.

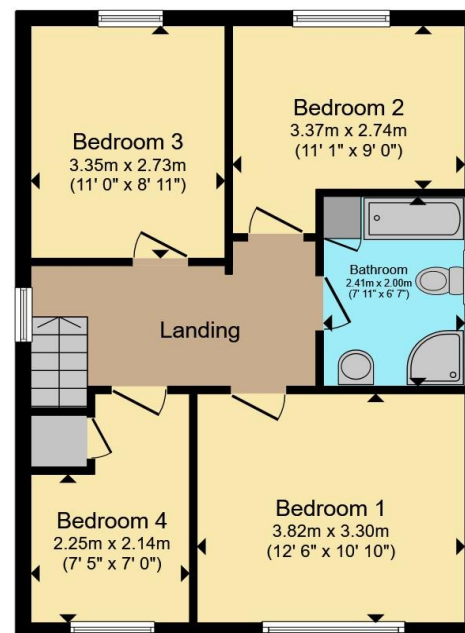








Ground Floor



First Floor

Total floor area 126.8 m² (1,364 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: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207528



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