



Woodcock Close, Park Road Woodcock Close, Park Road
Ilkeston

burchell
edwards

Woodcock Close, Park Road Woodcock Close, Park Road Ilkeston DE7 5DA

for sale guide price
£325,000



Property Description

Burchell Edwards Estate Agents in Ilkeston are proud to bring to market this exclusive new build development situated on Park Road in the Larklands area of Ilkeston, Derbyshire being sold with no onward chain.

The development consists of a range of three and four bedroom properties ranging from semi-detached houses, bungalows and chalet style bungalows surrounded by green space and ample parking for all of the dwellings within this well designed site.

Each plot has been carefully designed utilising all of the space available creating family homes with gardens and ample parking close to the town centre with major transport routes close by including bus, rail and major roads.

Burchell Edwards are committed to an excellent customer experience, and would be more than happy to help you with your move, whether you are down-sizing, purchasing your first home or need advice on selling your current property to enable you to purchase a new home - we have a strong team who have all of the answers available.

To view the plans, see more in depth designs or to ask more questions, please arrange an appointment today.

To The Front;

To the front of the property is a front door leading into the hall way with a stair case giving access to the bedrooms, door leading into the living room kitchen/diner.

Kitchen/Dining/Living;

With bi-fold doors leading out to the rear, wall and base units with integral appliances and sink and drainer unit, space for table and chairs and lounge area.

Utility Room

With base units that incorporates a stainless steel sink & drainer with composite door to the side.

Bedroom Three;

With UPVC double glazed window to front aspect and laminate flooring.

Shower Room

Fitted with shower cubicle, vanity wash hand basin with W.C, fully tiled walls and flooring and towel radiator.

First Floor

Bedroom One

With UPVC double glazed skylight window to rear aspect with en-suite and build in wardrobes.

En-Suite

With walk in shower, fully tiled floor and walls, vanity wash hand basin with W.C and towel radiator.

Bedroom Two

With UPVC double glazed skylight window to rear aspect.

En-Suite

Fitted with bath with shower over, vanity wash hand basin with W.C, fully tiled walls and flooring and towel radiator.

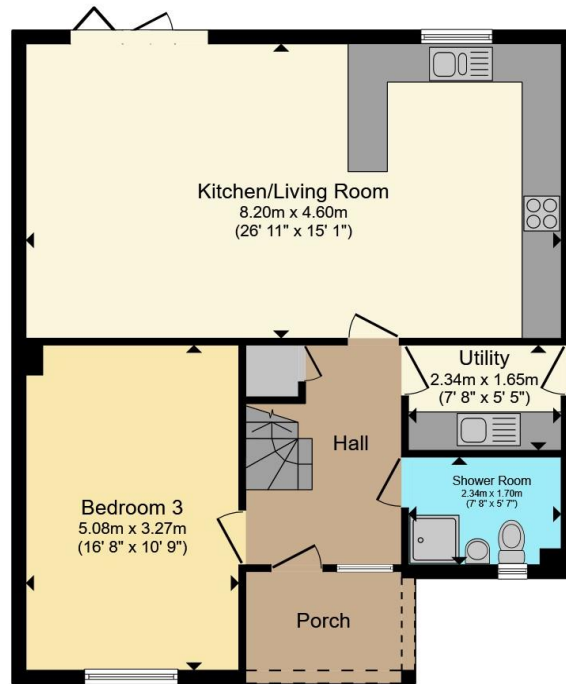
Outside Of The Property;

To the front of the property will be a laid lawn area with garden to the rear and blocked paved driveway with ample parking.

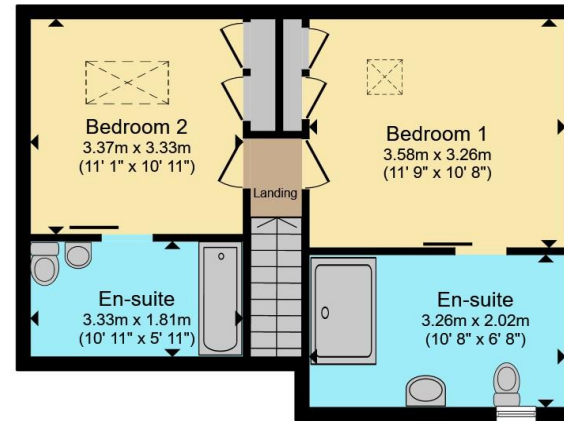








Ground Floor



First Floor

Total floor area 138.4 m² (1,490 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: Exempt
Council Tax Band: Deleted

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207868



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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