



Westwick Street  
Ilkeston





### Property Description

EXTENDED SEMI- DETACHED HOME !!  
BESPOKE KITCHEN / DINER !! THREE DOUBLE  
BEDROOMS !! LARGE PRIVATE DRIVEWAY !! We  
at Burchell Edwards are delighted to offer to the  
market this charming extended home that is ready  
for a new family to love.

This charming home has been extended by the  
present owner and offers fantastic spacious living  
and will make for the perfect family purchase.

The home comprises of spacious living room , Large  
bespoke kitchen / diner and conservatory to the  
ground floor with the three double bedrooms and  
family bathroom on the first floor.

To the rear is the almost double plot garden with  
ample space for lots of fun in the summer days and  
to the front is ample private driveway parking for at  
least four vehicles.

Location is so important with the fantastic transport  
and road links close to hand , and the town centre  
and major super markets also within easy reach.

We feel with all this home has to offer really makes  
for the perfect family purchase so please call  
Burchell Edwards today to arrange your viewing.

### Front

To the front of the property is a driveway  
providing ample off road parking for up to four  
cars and mature borders.

### Entrance Hallway

Accessed via composite door leading into the  
hallway with a radiator and carpet flooring.

### Lounge

14' 4" x 11' ( 4.37m x 3.35m )  
Having double glazed window to the front  
elevation, a radiator and laminate flooring.

### Kitchen/ Diner

23' 1" x 11' 5" ( 7.04m x 3.48m )  
Having double glazed patio doors to the rear  
elevation, double glazed window to the rear  
elevation and additional double glazed door to  
the rear, laminate flooring, gas hob, bespoke  
kitchen with a range of wall and base units

with work surfaces over, eye level oven,  
stainless steel sink and drainer unit, a  
radiator, plumbing for washing machine and  
space for fridge freezer.

### Conservatory

15' 4" x 8' 7" ( 4.67m x 2.62m )  
Having a radiator, laminate flooring and being  
three quarter UPVC.

### First Floor

#### Bedroom One

13' 7" x 8' 6" ( 4.14m x 2.59m )  
Having double glazed window to the front  
elevation, a radiator and carpet flooring.

#### Bedroom Two

11' x 8' 7" ( 3.35m x 2.62m )  
Having double glazed window to the rear, a  
radiator and carpet flooring.

#### Bedroom Three

10' 9" x 9' 8" ( 3.28m x 2.95m )  
Having double glazed window to the front, a  
radiator and carpet flooring.

### Bathroom

Having double glazed window to the rear, low  
level W.C, panelled bath with mains fed  
shower over vinyl flooring and wash hand  
basin.

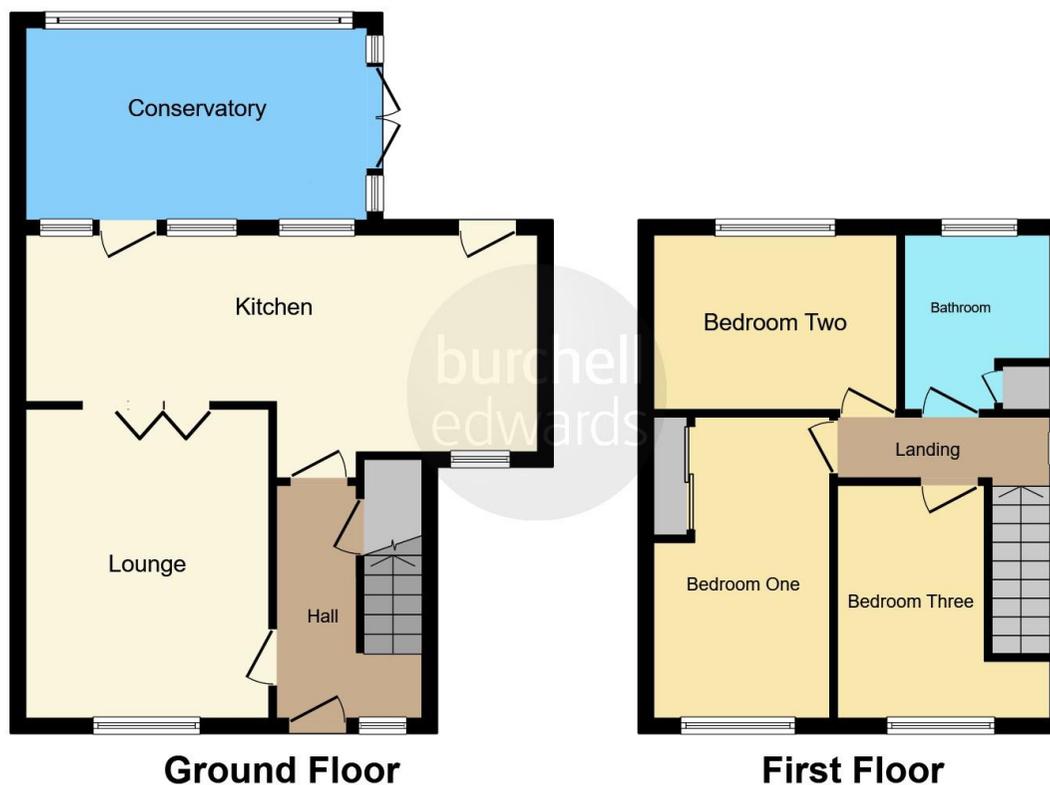
### Rear

To the rear the garden is a generous size with  
a patio area leading to a laid lawn area with  
mature borders and trees.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**E [ilkeston@burchelledwards.co.uk](mailto:ilkeston@burchelledwards.co.uk)**

21 Bath Street  
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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/IST207158](http://burchelledwards.co.uk/Property/IST207158)**



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