



Eyres Gardens
ILKESTON

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Property Description

Burchell Edwards Estate Agents in Ilkeston are pleased to bring to market this extra large four to five bedroom end terraced property being sold with NO ONWARD CHAIN!.

The ground floor provides generous and flexible living space, including a large lounge/dining room, separate reception room, and a fitted kitchen with access to the rear. There is also a ground floor shower room, WC, and internal access to a large workshop and garage, making the property particularly well suited to buyers seeking workspace, conversion potential, or home business use.

To the first floor, the property offers five bedrooms, including a spacious main bedroom, alongside a family bathroom and additional WC, allowing scope for redesign into modern family accommodation. The proportion and layout lend themselves to improvement projects, multi-generational living, or potential HMO conversion (subject to permissions). Externally, the property benefits from a rear garden, providing outdoor space with further scope for landscaping or development. While the property would benefit from comprehensive modernisation, it represents a rare opportunity to purchase a home of this scale and flexibility.

Viewing is recommended to fully appreciate the size and potential on offer.

Entrance Hall

Accessed via the front elevation with space for coats and shoes, providing access to the main reception rooms and staircase to the first floor.

Lounge/Dining Room

A large, open reception space offering excellent flexibility for seating and dining arrangements. Windows provide natural light with scope for modernisation and re configuration.

Reception Room

A further ground floor reception room, suitable as a second sitting room, dining room or playroom, offering additional versatility for family living or home working.

Kitchen

Fitted with a range of wall and base units with work surfaces, sink and space for appliances. Window to the rear elevation and access to the rear lobby. Requires updating.

Rear Lobby/Hall

Providing access to the rear of the property and connecting to the shower room and WC.

Ground Floor Shower Room

Fitted with a shower enclosure and wash hand basin. In need of refurbishment.

Ground Floor Wc

Low-level WC with basic fittings.

First Floor Landing

Providing access to all first floor rooms.

Bedroom One

A generous double bedroom positioned to the front of the property. Access to an en-suite.

En-Suite

Includes low-level WC, handwash basin and a shower enclosure.

Bedroom Two

Double bedroom overlooking the rear elevation. Accessed via bedroom five

Bedroom Three

Double bedroom offering flexible use.

Bedroom Four

Well proportioned bedroom suitable as a guest room or office. Having front aspect window.

Bedroom Five

Smaller bedroom ideal for a nursery, study or storage. Having front aspect window.

Bathroom

Having a rear aspect window. Fitted with a bath and wash hand basin. Requires modernisation.

Separate Wc

Low-level WC with wash hand basin.

Garage

Large attached garage providing vehicle storage or further development potential.

Workshop

A substantial internal workshop space offering excellent potential for conversion, storage or business use (subject to consents).

Rear Garden

Enclosed outdoor space offering scope for landscaping or improvement.









Total floor area 258.5 m² (2,783 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: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST205764



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