



Little Hallam Hill
ILKESTON

burchell
edwards

Little Hallam Hill ILKESTON DE7 4LY

for sale
£250,000



Property Description

Burchell Edwards are delighted to present this truly stunning three-bedroom semi-detached family home, offering a perfect blend of character, space, and modern living.

From the moment you step through the front door, this beautifully maintained property makes a lasting impression. Lovingly cared for by the current owner, the home is ready for its next family to move straight in and enjoy.

The ground floor features a welcoming living room complete with a charming log burner, creating a cosy focal point for relaxing evenings. There is also a spacious dining room, a well-appointed kitchen/diner ideal for family meals and entertaining, and a practical utility room.

To the first floor, you will find three bedrooms and a stylish family bathroom finished to a high standard.

Outside, the property continues to impress with a generous rear garden, providing the perfect space for outdoor entertaining, family gatherings, or simply enjoying the warmer months. Gated private off-road parking for two vehicles adds further convenience with EV charging point.

Combining spacious accommodation, original features, and a fantastic location, this exceptional home is a must-see for families and buyers seeking their forever home. Please call Burchell Edwards today to arrange your viewing!

Agent Note

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

Pathway Leads to the composite front door opening into the entrance hallway.

Hallway

Having original tied flooring and a fitted radiator with staircase to the first floor and a with handy storage cupboard. Featuring dado rail and picture rail detailing.

Living Room

Having a double-glazed front aspect bay window, this beautifully presented living room enjoys plenty of natural light and features an attractive fireplace incorporating a charming log burner, creating a warm and inviting focal point. Characterful dado rail detailing further enhances the room, while fitted bookcases and a useful storage cupboard set within the alcoves provide both style and practicality. The room is completed with fitted carpeting and a radiator.

Kitchen

This attractive country-style kitchen is fitted with a range of wall and base units, beautifully complemented by original features throughout. A Belfast sink with drainer provides a traditional focal point, while a range-style cooker is set within an impressive brick-built fireplace, adding both character and charm. The room benefits from double-glazed rear and side aspect windows, together with a rear aspect door providing direct access to the garden. Original quarry tiled flooring enhances the property's period appeal, and there is ample space for dining. A sliding pine door leads through to the useful utility room.

Utility Room

Having a double-glazed rear aspect window and continuation of the quarry tiled flooring. Fitted with a range of wall and base units with wooden work surfaces incorporating an electric hob. There is space and plumbing for a washing machine and dishwasher, together with space for an under-counter fridge and freezer.

Bedroom One

Having a double-glazed front and side aspect windows with wood flooring, an attractive original feature fireplace and a fitted radiator.

Bedroom Two

Having a double-glazed rear aspect window with wood flooring and a fitted radiator.

Bedroom Three

Having a double-glazed rear and side aspect window with wood flooring and a fitted radiator.

Bathroom

Having a double-glazed side aspect window and radiator, the family bathroom has been thoughtfully designed to complement the character of the home. The suite comprises a traditional high-level WC, a hand wash basin, and a panelled bath with a mains-fed shower over. Finished with attractive chequered flooring and benefiting from original built-in storage cupboards.

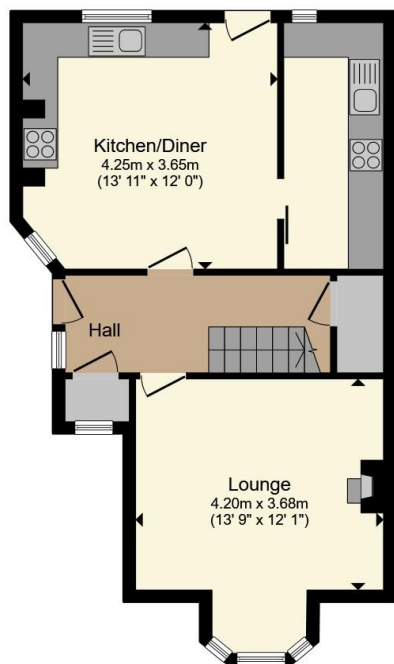
To The Rear

The extensive rear garden begins with a paved patio area providing access to three original brick-built outbuildings, one housing a handy WC. Designed for low-maintenance living, the garden features a generous decked seating area with a partial cover and an outdoor kitchen complete with a pizza oven, log storage and hot tub (upon agreement), creating the ideal space for entertaining family and friends. Gravelled area offers further seating options and includes a charming timber summerhouse. Beyond this is the side access where there is gated private off-road parking for two vehicles with EV charging port.

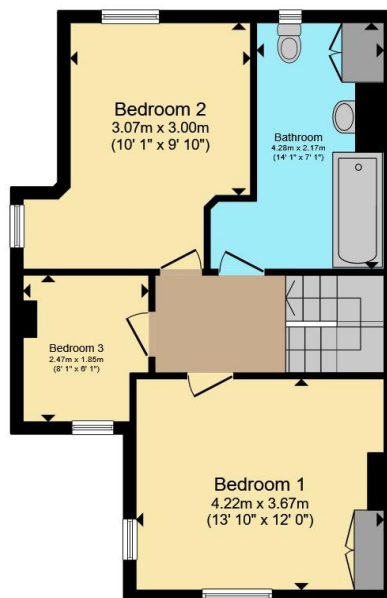




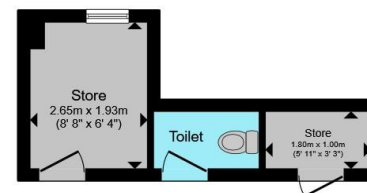




Ground Floor



First Floor



Outbuilding

Total floor area 115.7 m² (1,245 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:
Awaited

Council Tax
Band: C

Tenure: Freehold

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