



Ridgeway Drive
ILKESTON

burchell
edwards

Ridgeway Drive ILKESTON DE7 4JP

for sale offers over
£230,000



Property Description

SEMI-DETACHED FAMILY HOME !! THREE BEDROOMS !! LARGE KITCHEN / DINER !! GARDEN ROOM AND WORK SHOP!! PRIVATE DRIVEWAY PARKING !! We at Burchell Edwards are delighted to offer to the market this well presented semi-detached home located in the heart of Kirk Hallam.

The home will make for the perfect family purchase and offers spacious bright living and is located within the ever popular area of Kirk Hallam.

The home comprises of large bay fronted living room, large open plan kitchen/diner, conservatory and guest cloakroom to the ground floor.

The first floor holds the three good size bedrooms and the family bathroom. To the rear is the low maintenance garden and access to the two outbuildings, one being a charming garden room and a separate workshop and to the front is private driveway parking for various cars.

We feel with what this home has to offer and the fantastic location really makes this a must see so please call Burchell Edwards today to arrange your viewing.

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

Having a dropped kerb to the blocked paved driveway with space for multiple vehicles. The front composite door opens into the entrance hallway.

Hallway

Having tiled wood effect flooring and a radiator with access to the guest cloakroom.

Guest Cloakroom

Having a front aspect double-glazed window, a low-level WC and handwash basin

Living Room

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

Kitchen/Diner

Large open plan kitchen/diner. Having a side aspect double-glazed window and a rear aspect UPVC door with tiled flooring. Fitted with a selection of wall and base units with a central island, an integrated gas hob and an electric oven with an overhead extractor. Space for a washing machine, dishwasher and a fridge freezer. Sliding patio doors lead out to the conservatory.

Conservatory

Having tiled flooring with double-glazed sliding patio doors.



Bedroom One

Having a front aspect double-glazed window with fitted carpet and a radiator. Benefits from having two fitted wardrobes.

Bedroom Two

Having a rear aspect double-glazed window with fitted carpet and a radiator with a handy storage cupboard.

Bedroom Three

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

Bathroom

Having a rear aspect double-glazed window and linoleum flooring. Suite includes a low-level WC, a handwash basin and a panelled bath.

To The Rear

Low maintenance paved rear garden with two sturdy garden room structures, both having fitted electrics and lighting. One is currently being used as a workshop whilst the other has tiled flooring, a TV mount with bi-folding doors.

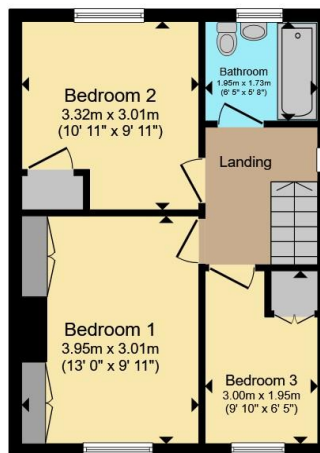




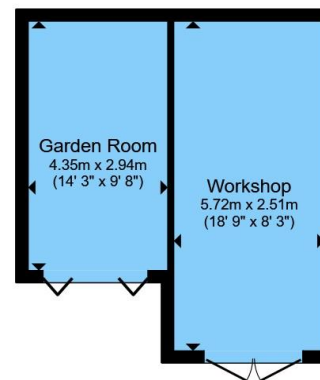




Ground Floor



First Floor



Outbuilding

Total floor area 109.9 m² (1,183 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: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207545



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