



Wirksworth Road
Ilkeston

burchell
edwards

Wirksworth Road
Ilkeston DE7 4GE

for sale offers in the region of
£220,000



Property Description

THREE BEDROOM SEMI-DETACHED HOME
WITH STUNNING ORANGERY EXTENSION

We at Burchell Edwards are delighted to offer to the market this beautifully presented three-bedroom semi-detached home, offering spacious and versatile accommodation throughout, perfect for growing families and those who love to entertain.

The ground floor comprises a welcoming entrance hall, a comfortable lounge and a stylish kitchen diner providing the ideal space for everyday family living. To the rear of the property is a stunning orangery extension, flooded with natural light and offering additional reception space with views over the garden.

To the first floor are three well-proportioned bedrooms and a luxurious four-piece wet room suite featuring a freestanding bath, walk-in shower, wash basin and WC.

Externally, the property benefits from driveway parking to the front, whilst to the rear is a low-maintenance south-facing garden, perfect for enjoying the sunshine throughout the day. The garden also includes a useful shed providing additional storage.

This fantastic home must be viewed to fully appreciate the space, finish and desirable features on offer. Early viewing is highly recommended.

Front

Set back from the road with block paved driveway, feature pebbled area and gated side access through the sheltered lean to porch area, which leads through to the rear garden.

Entrance Hall

UPVC window and door to the front elevation, tiled flooring, radiator and stairs leading to the first floor.

Lounge

UPVC French doors to the rear leading to the Orangery, gas fire with surround, carpet flooring and radiator.

Kitchen Diner

Fitted with matching wall and base units with work surfaces over that incorporates a composite sink & drainer with mixer tap, integrated electric oven, gas hob with cooker hood over, microwave, fridge freezer, plumbing for washing machine, pantry, boiler, tiled flooring, windows to the front and side elevations and French doors to the rear leading to the Orangery.

Orangery

With bi-folding doors to the rear elevation leading to the rear garden, three skylights windows, tiled flooring and radiator.

Landing

With loft access and carpet flooring.

Bedroom One

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Bedroom Two

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Bedroom Three

UPVC double glazed window to the front elevation, wood flooring and radiator.

Wet Room

Fitted with walk-in shower with rainfall shower, free standing bath with mixer tap, vanity wash hand basin with mixer tap, W.C, bluetooth mirror, fully tiled walls and floor, two towel radiators and UPVC double glazed window to the front and side elevations.

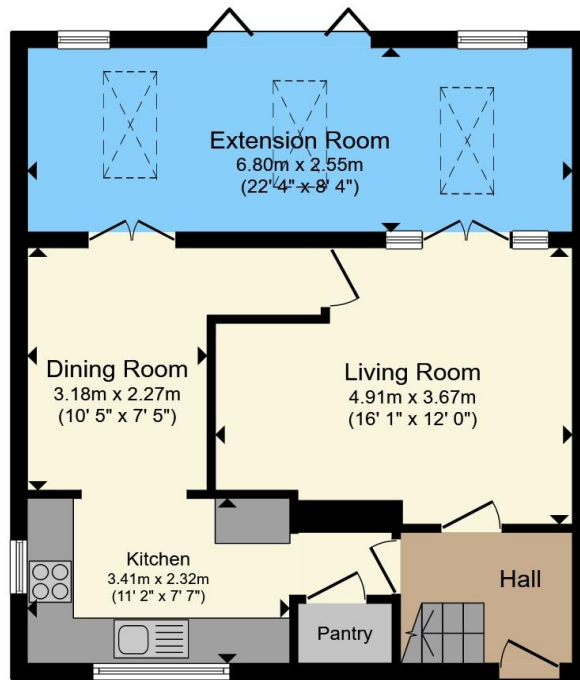
Rear

A south facing, spacious and easy to maintain rear garden with laid patio, secure fenced boundary, shed and access to the side sheltered porch which leads to the front garden through the gate.

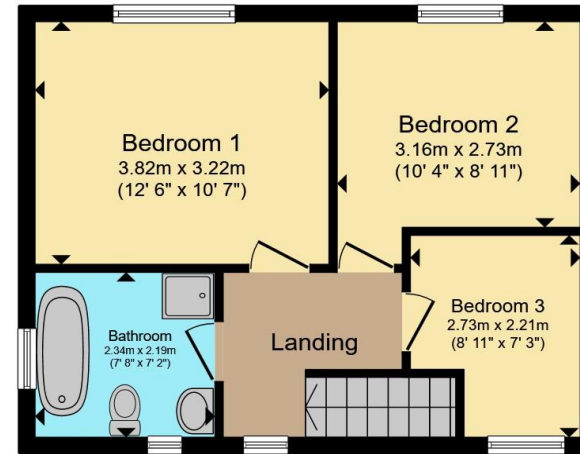








Ground Floor



First Floor

Total floor area 79.4 m² (855 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: A

Tenure: Freehold

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Property Ref: IST208156 - 0004