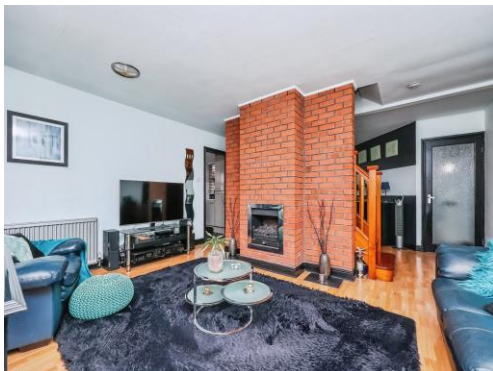




Charlotte Street
Ilkeston

burchell
edwards



Property Description

Burchell Edwards Estate Agents in Ilkeston are pleased to bring to market this stunning three bedroom home..

Set within a highly convenient Ilkeston location, this bespoke three-bedroom detached home offers a unique blend of contemporary design, generous proportions, and beautifully light-filled living spaces.

The standout feature of the home is its exceptional use of glazing, with extensive windows and a striking summer room boasting a vaulted ceiling and large panes that flood the interior with natural light, creating a seamless connection between inside and out. The open-plan living and dining area is equally impressive, centred around a feature brick fireplace and enhanced by dual-aspect windows and garden access, making it ideal for both relaxing and entertaining.

Upstairs, the principal bedroom enjoys direct access onto a private balcony, providing a peaceful retreat overlooking the property – perfect for morning coffee or unwinding in the evening. The first floor also offers two further double bedrooms and a shared en-suite, alongside a family bathroom.

Externally, the property benefits from a private enclosed garden, a double garage, and a driveway accessed via Grass Street.

Situated close to excellent transport links, the motorway network, local amenities, and schools, this home delivers both lifestyle and practicality.

A truly one-of-a-kind home – early viewing is highly recommended.

To The Front

Having a grass lawn with mature borders and trees leading to the composite front door opening into the entrance hallway. Gated side access to the rear garden.

Entrance Hallway

Having tiled flooring.

Diner/Living

A beautifully presented open-plan space with quality laminate flooring, multiple radiators and a striking central brick feature wall with fireplace. Enhanced by a bay window to the front and additional side and rear windows allowing natural light to flood the space, with doors leading to the garden. This space is ideal for both cosy nights in, and entertaining the whole family!

Summer Room

Having front and side aspect double-glazed window filling the summer room with natural light with a church style vaulted ceiling with additional windows and a fitted radiator.

Kitchen

Bespoke kitchen fitted with a selection of wall and base units with an onyx sink and drainer, integrated Bosch double oven and electric hob with overhead extractor and fridge freezer. Having a double-glazed side aspect window and an internal looking into the summer room. Leading onto a utility area.

Utility Room

Having a double-glazed rear aspect door with a fitted radiator and a stainless-steel sink and drainer unit. With a selection of wall and base units, housing the boiler for the property and space for a washing machine and tumble dryer.

Master Bedroom

Beautiful master bedroom. Having two double-glazed front aspect windows, one being a bay, wooden flooring and two fitted radiators, fitted wardrobes, access to the shared en-suite with bedroom two and direct access to the relaxing balcony area over the summer room. Also featuring attractive exposed brick wall decor.

En-Suite

Continuation of the wooden flooring. Having a double-glazed side aspect window and a radiator. Suite includes a mains fed shower enclosure, a low-level WC and handwash basin.

Bathroom

Continuation of the wood flooring. Having a double-glazed side aspect window and a fitted radiator. Suite includes a panelled bath, a low-level WC and handwash basin.

Bedroom Two

Having two double-glazed rear aspect windows and a fitted radiator, Continuation of the wooden flooring and access to the shared with the master bedroom en-suite.

Bedroom Three

Having a double-glazed rear and side aspect windows and a fitted radiator and continuation of the wooden flooring.

Landing

Having a handy spacious storage cupboard. There is also a loft hatch with ladder accessed via the landing; once in the attic space there is electric lighting and the floor is part boarded for additional storage.

To The Rear

Starting with a lovely patio area and leading onto a grass lawn with surrounding mature planting and trees with access to the double garage.

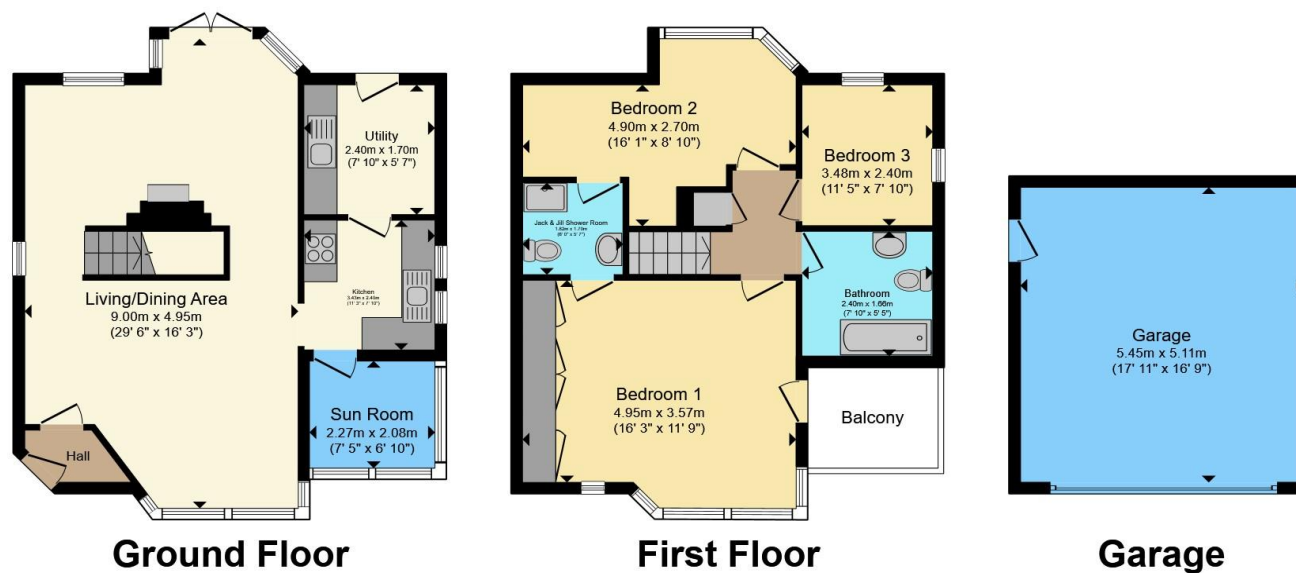
Driveway/Garage

Access to the private driveway and double garage via Grass Street. Space for parking for two vehicles on the driveway and two in the garage. Garage having an up-and-over door and a side aspect door accessed from the rear garden.









Total floor area 136.5 m² (1,469 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

T 01159 327232
E ilkeston@burchelledwards.co.uk

21 Bath Street
ILKESTON DE7 8AH

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207872



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: IST207872 - 0006