

Wirksworth Road
Ilkeston

burchell edwards

Wirksworth Road
Ilkeston DE7 4GE

for sale offers over
£210,000







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.

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.

Front

Set back form 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 leafing 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.







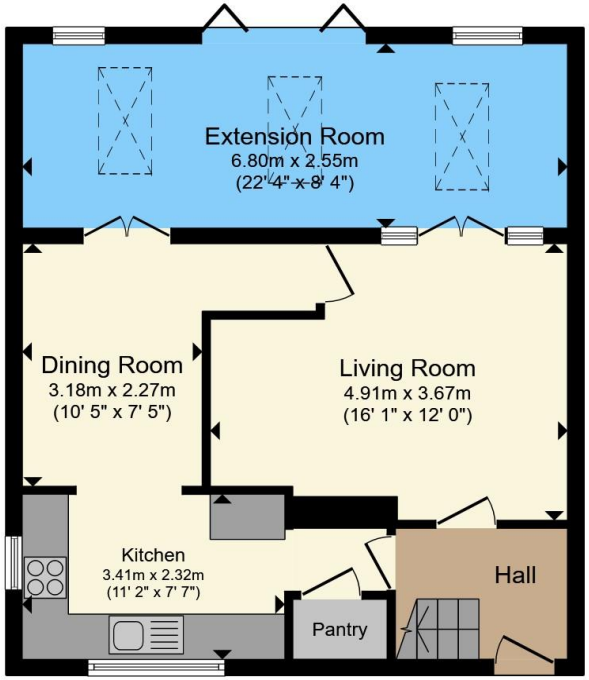




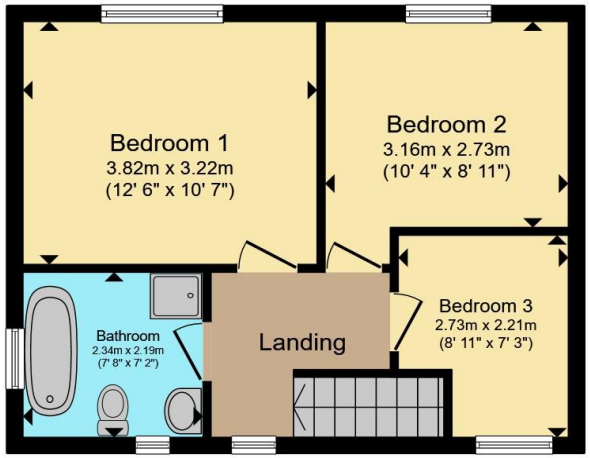








Ground Floor



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

burchell edwards

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: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST208156

The Property Ombudsman

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.