



Nottingham Road
ILKESTON

burchell
edwards

Nottingham Road
ILKESTON DE7 5BN

for sale offers in excess of
£340,000



Property Description

LARGE PERIOD FAMILY HOME !! FOUR BEDROOMS !! VARIOUS RECEPTIONS !! PRIVATE GATED DRIVEWAY !! We at Burchell Edwards are delighted to offer to the market this charming large semi-detached home that is ready for a new family to love and is a must see.

Located close to all major transport and fantastic road links as well as the town centre, we have this large, impressive family home that would make for the perfect home.

The home comprises of lounge, dining room, additional reception, large well-equipped kitchen, guest cloak room, garden room and access to the garage to the ground floor. The first floor holds the three double bedrooms, a shower room, a family bathroom, a separate toilet and an additional bedroom on the second floor with an en-suite cloakroom and walk-in wardrobe.

To the side of the home is the private garden, with access to the garage to the rear with driveway parking to both the rear and the front.

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.

To The Front

A gated driveway with space for multiple vehicles. The composite front door opens into the entrance hallway.

Hallway

Having fitted carpet and a radiator.

Cellar

Accessed off the hallway, and housing the wall-mounted gas combination boiler (for central heating and hot water).

Living Room

Having a double-glazed front aspect bay window with a fitted radiator and carpet with a recently fitted (March 2026) multi fuel stove.

Dining Room

Having a feature fireplace, fitted carpet and a radiator. Folding doors lead through to a second reception area.

Playroom

Leading from the dining room, currently being used as a playroom but could be utilised for multiple uses. Access to the conservatory, guest cloak room and garden room.

Garden Room

Features an exposed chimney breast with a fitted radiator and double-glazed French doors that open to the garden. This room is currently being used as a workshop.

Conservatory

Currently de-glazed and being used as a sheltered seating area to enjoy the garden.

Kitchen

Having double-glazed side aspect door and window with tiled flooring. Fitted with a selection of wall and base units with a stainless-steel sink and drainer. Plenty of worktop space including a breakfast bar. Room for a gas/electric range cooker with an electric overhead extractor. Plumbing for an American-style fridge freezer, dishwasher and washing machine.

Guest Cloakroom

Having a double-glazed side aspect window with a low-level WC, handwash basin and storage. This has the potential for conversion to a utility room.

Bedroom One

Having two double-glazed front aspect windows and a feature fireplace with fitted carpet and a radiator.

Bedroom Two

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

Bedroom Three

Having a double-glazed side aspect window with fitted wardrobes, carpet and a radiator.

Bathroom

Having a double-glaze side aspect window and tiled flooring. Suite includes a panelled bath with a mains-fed shower and a large vanity handwash basin.

Separate W/C

Having a double-glazed side aspect window. Fitted with a low-level WC.

Shower Room

Having a double-glazed front aspect window with a heated towel rail. Suite includes a low-level WC and handwash basin with a walk-in shower, prepared for the installation of an electric shower.

Snug

Having a secondary-glazed side aspect window with fitted carpet and a radiator. This has been used as an office previously.

Bedroom Four

Located on the second floor. Having a secondary-glazed side aspect window and a Velux window with fitted carpet and a radiator. Currently being used as an office. Access to eaves storage front and rear.

Ensuite W/C

Having a two-piece suite comprising of a low-level WC and a handwash basin.

Walk-In Wardrobe

Having rails for hanging clothes, and access to eaves storage.

To The Rear

Having paving to the gated side access and a lovely seating area with grass lawn and garden shed. There is access to the rear lobby that connects the playroom, garden room, guest cloakroom and garage. The garage, with height for taller vehicles or the installation of a vehicle lift, has double wooden doors that open onto additional parking on a neighbouring street.









Total floor area 264.5 m² (2,847 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: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207753



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