



Margaret Avenue
ILKESTON

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Property Description

CHAIN FREE !! WELL PRESENTED EXTENDED SEMI-DETACHED HOME !! IMPRESSIVE GARDEN !! CONSERVATORY !! DRIVEWAY !! We at Burchell Edwards are delighted to offer to the market with no onward chain this well presented semi-detached home that is ready for a new family to love.

Located in the heart of a quiet popular area of Ilkeston with the town centre all major supermarkets and major transport and road links close to hand this charming well presented home will make for the perfect family purchase.

The home comprises of an entrance porch, hallway, spacious lounge, large kitchen/diner, conservatory and the family shower room to the ground floor.

The first-floor holds the three good size bedrooms and family cloakroom. To the rear is the impressive garden that offers fantastic open space perfect for families and those who love gardening, with driveway parking to the front and additional non-permit on-street parking available.

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

To The Front

The property benefits from a dropped kerb providing off-street parking for one vehicle. A composite front door opens into a welcoming entrance porch, offering an ideal space for coats and footwear before entering the main accommodation.

Entrance Porch

Having tiled flooring and double-glazed windows to the front and side aspect. Leads into the entrance hallway.

Entrance Hallway

A welcoming carpeted hallway enjoying natural light from a side-facing double-glazed window. Featuring a fitted radiator and providing access to the principal ground floor rooms.

Living Room

The living room benefits from a front aspect double-glazed bay window, a fitted radiator and an attractive feature fireplace that creates a charming focal point to the room.

Kitchen/Diner

A spacious kitchen/diner enjoying a rear-aspect double-glazed window, tiled flooring, and an attractive feature fireplace, creating a charming focal point and providing ample space for dining. The kitchen is fitted with a range of wall and base units incorporating an integrated eye-level oven and gas hob with extractor hood above. There is also space for a dishwasher, washing machine, and fridge freezer.

Conservatory

Enjoying tiled flooring and a fitted radiator, this versatile room is surrounded by double-glazed windows and enhanced by an attractive exposed brick feature wall. Offering flexibility for a variety of uses, the space enjoys direct access to the wonderful rear garden, making it ideal as a garden room, dining area, or additional reception space.

Shower Room

Having a rear-aspect double-glazed window, the ground floor shower room is fitted with a low-level WC, hand wash basin and a walk-in mains-fed shower.

Landing

With storage cupboard, access to the bedrooms and a cloakroom.

Bedroom One

Benefiting from two front aspect double-glazed windows, this spacious bedroom features fitted carpet and a radiator and further benefits from fitted wardrobes, providing excellent storage solutions.

Bedroom Two

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

Bedroom Three

Having a rear aspect double-glazed window with fitted carpet and a radiator. Benefits from having built-in storage.

Cloakroom

Having a side aspect double glazed window with a low-level WC and handwash basin.

To The Rear

The property boasts an immense rear garden, beginning with a paved patio area that leads onto a generous lawn. Surrounded by an abundance of mature borders featuring established shrubs and trees, the garden offers a wonderful outdoor space for relaxation and entertaining. Further benefits include a useful garden shed.









Total floor area 84.4 m² (908 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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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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