



Newstead Road North
Ilkeston

burchell
edwards

Newstead Road North Ilkeston DE7 8UB

for sale offers in excess of
£250,000



Property Description

WELL PRESENTED SEMI DETACHED FAMILY HOME !! THREE BEDROOMS !! MODERN KITCHEN / DINER !! PRIVATE DRIVEWAY !! LANDSCAPED GARDEN !! We at Burchell Edwards are delighted to offer to the market this extremely well-presented semi-detached home located in the heart of Shipley view ready for a new owner.

This beautiful home offers spacious modern living and has been maintained to a high standard by the present owner and will make for the perfect hassle-free purchase for all buyers looking for that special home.

Located in the heart of Shipley view with the town centre all major super markets, transport and road links all close to hand this really is a must see.

The home comprises of spacious bright living room, stylish modern kitchen / diner and conservatory to the ground floor.

The first floor has the three good size bedrooms and the family bathroom.

To the rear is the stunning landscaped private garden and there is driveway parking to 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.

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.

To The Front

Dropped kerb with space for parking for two vehicles with surrounding mature borders and access to a garage. The composite front door leads into the entrance hallway.

Entrance Hallway

Having tiled flooring with a fitted radiator and original cupboard for storage.

Living Room

The living room is a comfortable and inviting space, featuring double-glazed windows to the front aspect that provide plenty of natural light. The room benefits from a fitted radiator, a feature fireplace creating an attractive focal point,

Kitchen/Diner

The kitchen benefits from a continuation of the tiled flooring from the hallway and enjoys natural light from a side-aspect double-glazed window. There is also a fitted radiator. The room is fitted with a range of wall and base units complemented by solid wood worktops, incorporating a sink and drainer unit. Integrated appliances include a washing machine, under-counter fridge and freezer, while cooking facilities consist of a gas hob, electric oven, and overhead extractor hood. Double doors lead through to the conservatory, providing an excellent additional living and dining space.

Conservatory

Fully insulated conservatory with doors opening out to the garden with laminate flooring and a radiator.

Landing

Having fitted carpet with a side aspect double-glazed window.

Bedroom One

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

Bedroom Two

This bedroom enjoys views over the rear garden through a double-glazed window and benefits from a fitted radiator. The room is finished with fitted carpeting and retains some original built-in storage.

Bedroom Three

Having a front aspect double-glazed window and benefits from a fitted radiator. The room is finished with fitted carpeting and retains some original built-in storage.

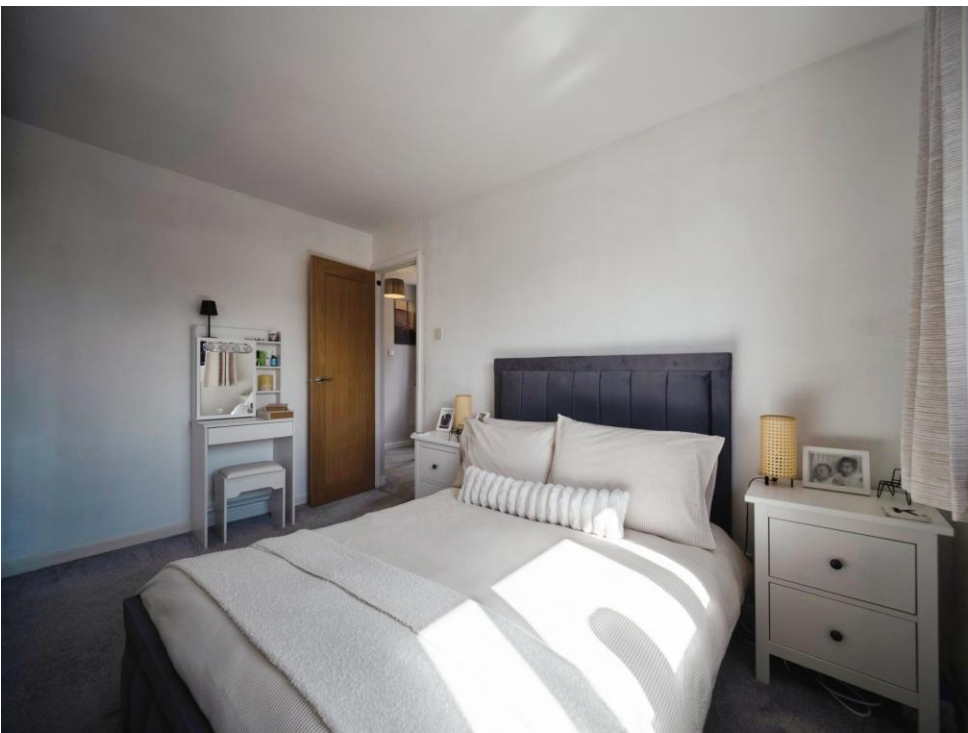
Bathroom

The bathroom is fully tiled and features a rear-aspect double-glazed window, allowing for natural light and ventilation. A heated towel rail provides added comfort and practicality. The modern suite comprises a combined vanity unit with a low-level WC and wash hand basin, together with an L-shaped bath fitted with an overhead mains-fed rain-effect shower, creating a stylish and functional family bathroom.

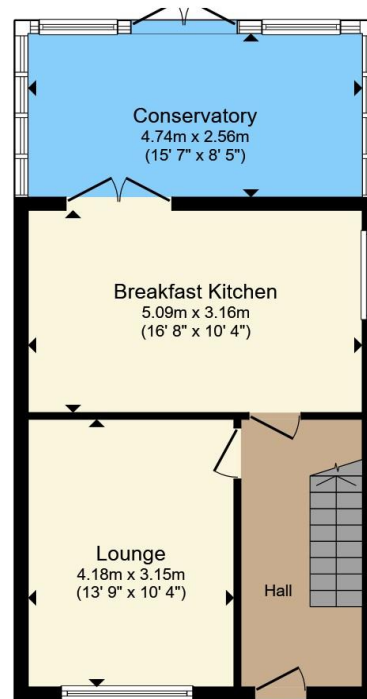
Garden

A beautifully landscaped rear garden, thoughtfully arranged with a spacious patio area featuring attractive slate borders and raised sleeper flower beds. The garden extends to a well-maintained lawn, leading to a further seating area, ideal for outdoor entertaining and relaxation. To the rear, there is a garden shed and convenient access to the garage.

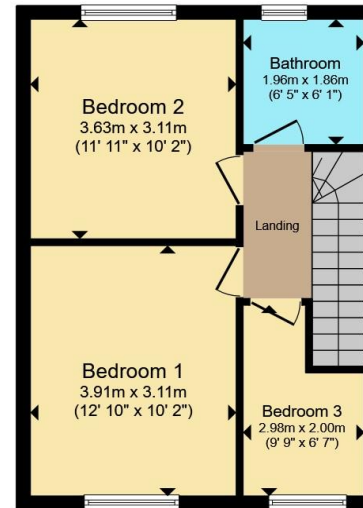








Ground Floor



First Floor

Total floor area 90.1 m² (970 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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