



Derbyshire Avenue
West Hallam ILKESTON



Derbyshire Avenue West Hallam ILKESTON DE7 6HJ

for sale offers in excess of
£350,000



Property Description

CHAIN FREE !! WELL PRESENTED EXTENDED FAMILY HOME !! FOUR BEDROOMS !! HOME GARDEN OFFICE !! PRIVATE DRIVEWAY PARKING !! We at Burchell Edwards are delighted to offer to the market this extremely well presented extended home in the heart of West Hallam that is ready for a new family to love.

Located in the heart of West Hallam this stunning extended semi-detached family home that has been finished to a high standard by the present vendor and offers fantastic spacious modern living and will make for that special forever home.

The home is set over three floors and comprises of spacious entrance hallway, bright living room with a stylish media wall, large open plan modern extended kitchen/diner, utility with guest WC to the ground floor.

The first floor holds three of the good size bedrooms and the stunning newly fitted family bathroom with the master suite located on the second floor with large bedroom and en-suite.

To the rear of the home is the large stunning private garden with access to the fully converted garden home office and additional outbuildings with access to the private gated driveway.

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

To The Front

Large frontage offering parking for multiple vehicles. Two entrances into the property via composite doors. The main entrance opens into the bright welcoming hallway. The second entrance opens directly into the kitchen.

Hallway

Fitted with high quality hard wearing laminate flooring with carpeted stairs to the first-floor and a fitted radiator.

Living Room

Having a rear aspect double-glazed window and a continuation of the high-quality, hard-wearing laminate flooring, complemented by a fitted radiator. An attractive media wall provides housing for a television and entertainment equipment, complete with alcove shelving and a decorative fire feature, creating a stylish focal point for the room.

Kitchen

Continuing with the high-quality, hard-wearing laminate flooring and benefiting from a fitted radiator and side aspect double-glazed window. The kitchen is fitted with a selection of stylish shaker-style wall and base units with gold finished handles, incorporating an induction hob, electric oven and overhead extractor. A traditional Belfast sink is perfectly positioned beneath a front aspect double-glazed window, while matching units provide space to accommodate an American-style fridge freezer.

Offering ample space for dining, this wonderful kitchen/diner is further enhanced by sliding patio doors opening onto the lovely rear garden, flooding the room with an abundance of natural light and creating an ideal space for both everyday living and entertaining. Leading into the useful utility room.



Utility Room/Guest Cloakroom

Matching wall and base units with space for washing machine and tumble dryer with a Belfast sink under the rear aspect double-glazed window, a low-level WC and a heated towel rail.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bedroom One

Master suite located on the second floor, featuring a double-glazed front aspect window, fitted radiator and carpet. The room also benefits from a useful storage cupboard, providing additional practical space.

Leading through to the dressing area, the property also offers an unfinished en-suite, currently fitted with a low-level WC, vanity hand wash basin and extractor fan, presenting an excellent opportunity for a purchaser to complete and personalise the space to their own taste and requirements.

Bathroom

Having a side aspect double-glazed window, this beautiful bathroom has been stylishly finished with full-height tiling throughout. The suite comprises a low-level WC, floating vanity hand wash basin and a tiled panelled bath with an overhead mains-fed shower and fitted shower screen. Complemented by a heated towel rail, this contemporary bathroom offers both practicality and modern appeal.

To The Rear

The extensive rear garden is a standout feature of the property. A paved patio from the kitchen patio doors leads to a large laid lawn surrounded by mature borders, established shrubs and trees, creating a wonderful outdoor space to enjoy. A paved pathway leads to the driveway. Featuring a substantial converted garage, ideal for storage, alongside a versatile converted outbuilding fitted with electrics, plumbing, heating and lino flooring with double-glazed patio doors. Offering a range of potential uses, this fantastic space would be well suited as a home office, gym, hobby room or studio.





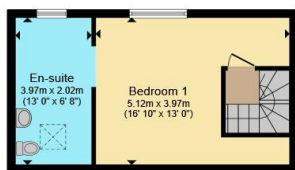




Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 135.2 m² (1,455 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: B

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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: IST207890 - 0002