



Malthouse Road
Ilkeston

burchell
edwards

Malthouse Road Ilkeston DE7 4PX

for sale offers in excess of
£270,000



Property Description

Beautifully presented and offering exceptional flexibility for modern family life, this spacious four bedroom semi-detached home occupies a generous corner plot in a popular and convenient Ilkeston location.

With an impressive 1,078 sq. ft. of accommodation (approx.), the property benefits from a stylish interior, multiple reception spaces, a modern refitted kitchen, multi-generational living or a home office and four good size bedrooms..

Outside, the home enjoys an enclosed rear garden with established boundaries and scope for further landscaping or outdoor seating areas. The front of the property offers a driveway providing off-road parking and a lawned area.

Both the front and rear of the property are private and benefit from not being overlooked.

Ideally located for shops, commuter routes, local parks and amenities, and within walking distance to an exceptional school, this is a fantastic opportunity to secure a large, well-presented family home in a sought-after residential area.

Viewing essential to appreciate this spacious family home.

To view this property, please call Burchell Edwards Estate Agents in Ilkeston.

To The Front

Grass lawn to the front of the property with space for parking with a large outdoor space to the side. The composite front door opens into the entrance hallway. Gated side access to the rear.

Hallway

Having a side aspect double-glazed window with laminate wood flooring and a fitted radiator. Access to a guest cloakroom.

Guest Cloakroom

Having a low-level WC and a handwash basin with a front aspect double-glazed window and a fitted radiator.

Living Room

Having a front aspect double; window with laminate wood flooring, a fitted radiator and a feature fireplace.

Kitchen

Having a rear aspect double-glazed window and French doors opening out to the large family garden. This modern kitchen fitted in the last to years includes a selection of wall and base units with a sink and drainer unit, integrated gas hob with overhead extractor, eye-level oven, fridge freezer with space for a washing machine. Having a tall radiator and leading through to the dining area.

Dining Room

Accessed via the open entrance from the kitchen. Having a rear aspect double-glazed window with a fitted radiator.

Second Reception Room/Study

Having a front aspect double-glazed window, laminate wood flooring and a radiator.

Bedroom One

Having a front aspect double-glazed window with a fitted radiator. Leading through to a spacious dressing room.

Dressing Room

Having a rear aspect double-glazed window with fitted clothes railing.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Fully tiled bathroom with a rear aspect double-glazed window. Suite includes a panelled bath with overhead shower, a low-level WC and a handwash basin with a heated towel rail.

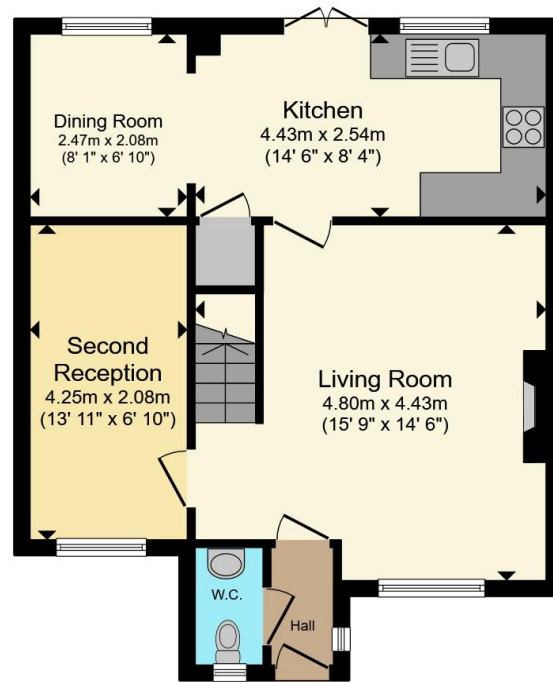
To The Rear

Entering the large family garden from the kitchen French doors onto a paved patio area ideal for alfresco dining/entertaining. Grass lawn with mature borders and paving steps leading to a garden shed. Side access to the front.

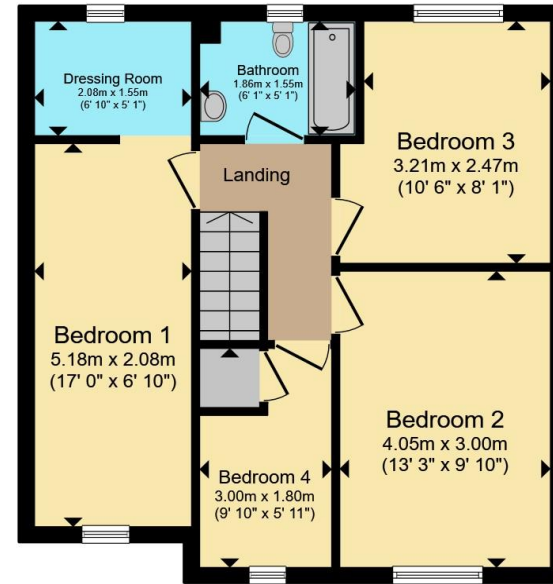








Ground Floor



First Floor

Total floor area 100.2 m² (1,078 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: C Council Tax
Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207270



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