



Lilac Mews
Ilkeston

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Property Description

CHAIN FREE !! LARGE CORNER PLOT SEMI-DETACHED HOME !! SHIPLEY VIEW !! LARGE DRIVEWAY WITH CAR PORT !! TWO BEDROOMS !! We at Burchell Edwards are delighted to offer to the market this impressive semi-detached home that sits on a large corner plot and is ready for a new owner to love.

Located on a quiet cul-de-sac in the heart of Shipley view, this charming semi-detached home sits on an extra large corner plot and was one of the original show homes, offers spacious living and will make for that perfect purchase having the town centre all major supermarkets as well as all transport and road links close to hand.

The home comprises of spacious bright living/dining room, well equipped kitchen to the ground floor.

The first floor holds the two double bedrooms and the stylish family shower room. To the rear is the impressive large corner plot garden that wraps around the home with the again large driveway with car port 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.

To The Front

To the front of the property, a long sweeping driveway is complemented by attractive mature borders and a lawned area that extends around the side and rear of the home. A spacious side car port provides sheltered off-road parking, while a UPVC side entrance door leads into the entrance porch.

Entrance Porch

Ideal entrance providing space to remove and hang outdoor wear. A wooden door enters into the living room.

Living Room

A bright and neutrally decorated living room featuring a front-aspect double-glazed bay window, allowing an abundance of natural light to flood the space. An attractive feature fireplace provides a charming focal point, complemented by a fitted radiator and fitted carpet for added comfort. An open staircase leads to the first floor, while character features include painted wooden ceiling beams and a picture rail to one wall.

Kitchen

The kitchen is fitted with a range of wall and base units, incorporating an integrated sink and drainer positioned beneath a rear-aspect double-glazed window. There is space for a cooker, washing machine, and fridge freezer, while tiled flooring and splashbacks provide a practical and stylish finish. Additional features include a fitted radiator and a rear-aspect door providing direct access to the rear garden and ceiling beams.

Bedroom One

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

Bedroom Two

Having a double-glazed rear aspect window with fitted carpet and a radiator with an original storage cupboard.

Shower Room

Having a side aspect double-glazed window. Modern well presented suite includes a low-level WC, a corner vanity handwash basin and a mains fed walk-in shower with a heated towel rail and lino flooring.

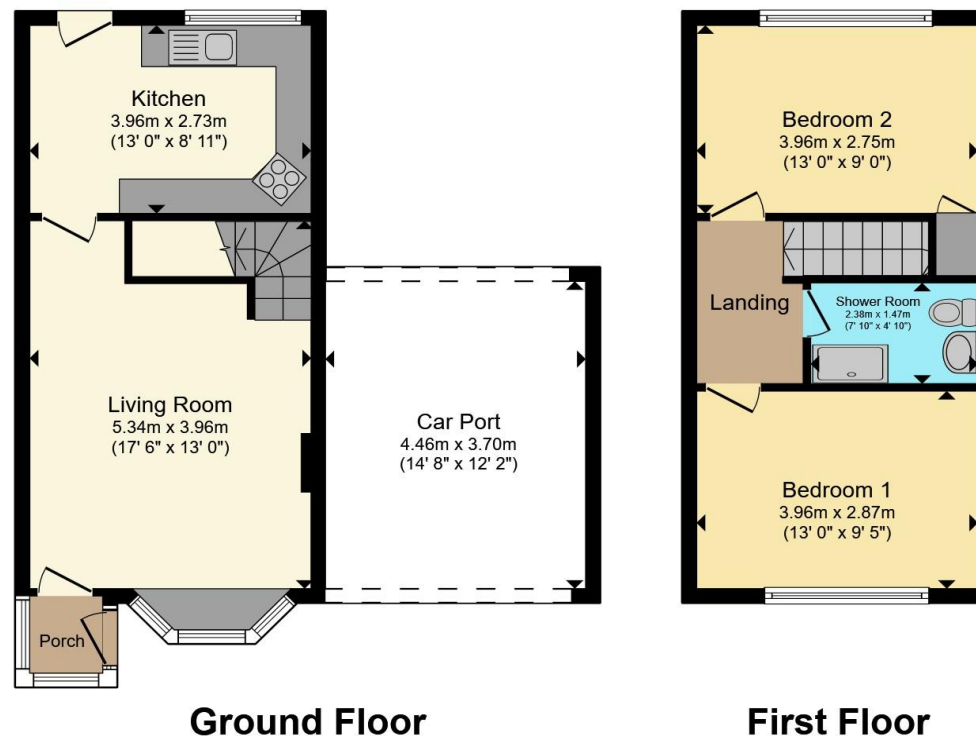
To The Rear

A generous and spacious garden, featuring a large patio area that is ideal for outdoor dining and entertaining with family and friends. A well-maintained wrap-around lawn extends to the side and front of the property, creating an attractive outdoor environment. The garden is bordered by mature shrubs and trees, complemented by brick-built flower beds and a paved pathway leading to an additional patio area, offering a variety of spaces for relaxation and enjoyment.









Total floor area 67.6 m² (728 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: D Council Tax
 Band: B

Tenure: Freehold

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