



Kingston Avenue
ILKESTON





Property Description

SEMI DETACHED HOME !! MODERN EXTENDED KITCHEN !! NEW BATHROOM !! TWO DOUBLE BEDROOMS !! We at Burchell Edwards are delighted to offer to the market this charming well presented home that is ready for a new owner to love.

Located within close proximity to the town centre and all transport and road links we have this charming well presented home that offers spacious bright living and will make for the perfect first time purchase.

The home has been well maintained by the present owner and comprises of relaxing lounge, dining room and an extended modern kitchen to the ground floor.

The first floor has the two double bedrooms and the new family bathroom. To the rear is the large private garden and there is plenty of non-permit on street parking to the front.

Taken into account the fantastic location and the presentation of this home we feel this really is a must see so please call Burchell Edwards today to arrange your viewing.

To The Front

On-street parking available. The front of the property has mature shrubs and trees. A hard wood front door opens the hallway.

Hallway

To the left is the entrance to the dining room. The kitchen and living room is located at the end of the hallway.

Dining Room

11' 4" x 12' 1" (3.45m x 3.68m)
Having a double-glazed front aspect window with wood flooring, a feature fireplace and one radiator. Currently being used as a gym and storage area.

Living Room

15' 6" x 14' 9" (4.72m x 4.50m)
Having double-glazed rear aspect doors

opening out to the garden with wood flooring, a feature log burner and a fitted radiator. Benefits from having handy spacious downstairs storage.

Kitchen

21' 9" x 7' 4" (6.63m x 2.24m)
Extended with a newly fitted kitchen with three side aspect double-glazed windows and a rear aspect double-glazed door.. Having a selection of stylish modern wall and base units with a stainless-steel sink and drainer unit, gas hob an electric oven and a fridge freezer. Space and plumbing for a washing machine and a dishwasher with a fitted radiator.

Bedroom One

.12' 1" x 9' 4" (3.68m x 2.84m)
Having two double-glazed front aspect windows with wood flooring and a fitted radiator. The master bedroom has a separate dressing area.

Bedroom Two

11' 9" x 11' 10" (3.58m x 3.61m)
Having a double-glazed rear aspect window with fitted carpet and a radiator.

Bathroom

Having a double-glazed rear aspect window with wood flooring and a radiator. Recently fitted bathroom suite, including an attractive pebble bath, a separate electric shower enclosure, a low-level WC and a vanity handwash basin.

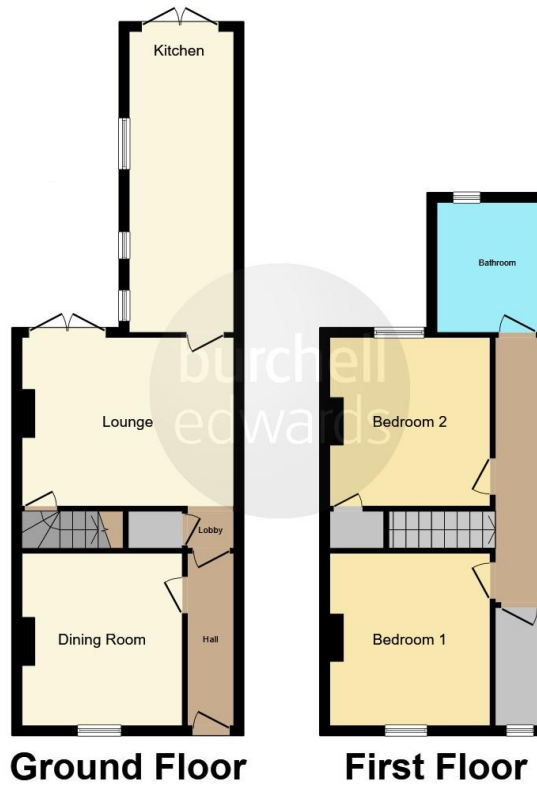
To The Rear

Lovely long rear garden with a patio area and a grass lawn surrounded by mature borders.









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.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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