



Pentridge Drive
Ilkeston



Pentridge Drive
Ilkeston DE7 9HT

for sale offers in excess of
£425,000



Property Description

EXECUTIVE EXTENDED DETACHED FAMILY HOME !! FOUR / FIVE BEDROOMS !! SHIPLEY VIEW LOCATION !! HIGH STANDARD LIVING !! GUIDE £460,000 TO £470,000, We at Burchell Edwards are delighted to offer to the market this truly stunning example of a detached home located in the heart of Shipley view and is ready for a new family to love.

This home will take your breath away as soon as you walk through the front door when you see what is on offer. The home has been extremely well maintained by the present owner and will make for the perfect forever family purchase.

This amazing home comprises of living room, an amazing open plan kitchen/diner/family room, utility room, guest cloakroom and an additional reception which is currently being used as the fifth bedroom to the ground floor.

The first floor contains the four good size bedrooms and the stylish family shower room. To the rear is the stunning fully landscaped garden and there are two private driveways and access to the garage from the front. Also benefits from having a security alarm system with CCTV cameras fitted to all corners of the property.

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

To The Front

Dropped kerb and driveway at the front and side of the property with access to the garage. The triple-glazed composite front door opens into the entrance hallway.

Hallway

Having laminate flooring with access to the guest cloakroom. Air conditioning unit in the hallway which circulates throughout the property.

Guest Cloakroom

Having triple-glazed side aspect window with laminate flooring, a low-level WC and a vanity handwash basin.

Living Room

Having a triple-glazed front aspect window with composite wood effect flooring, a radiator and an impressive media wall.

Kitchen/Diner/Family Room

The heart of the home! This welcoming area has a triple-glazed window and bi-fold doors to the rear aspect bringing the outdoors in. Having an atrium skylight ceiling and beautiful tiled flooring. The kitchen area is fitted with stunning bespoke wall and base units with a central island and integrated high quality appliances. Leading onto the utility room.

Utility Room

Continuation of the tiled flooring with a composite side aspect door with space for a washing machine and a tumble dryer.

Bedroom Five/Study/Gym

Multiple uses for this room. Currently being utilised as a fifth bedroom. Having a triple-glazed front aspect window with laminate flooring and a fitted radiator.

Bedroom One

Having a triple-glazed front aspect window with fitted carpet, a radiator and benefits from having built-in wardrobes.

Bedroom Two

Having a triple-glazed rear aspect window with fitted carpet, a radiator and benefits from having built-in wardrobes.

Bedroom Three

Having a triple-glazed side aspect window with fitted carpet and a radiator with a purpose built cabin bed.

Bedroom Four

Having a triple-glazed side aspect window with fitted carpet and a radiator. This room could also be converted and be used as an en-suite from the main bedroom, subject to planning and regs.

Family Shower Room

Having a triple-glazed side aspect window. Bathroom is fully tiled with a fitted radiator. Suite includes a vanity low-level WC and handwash basin with a mains fed shower enclosure.

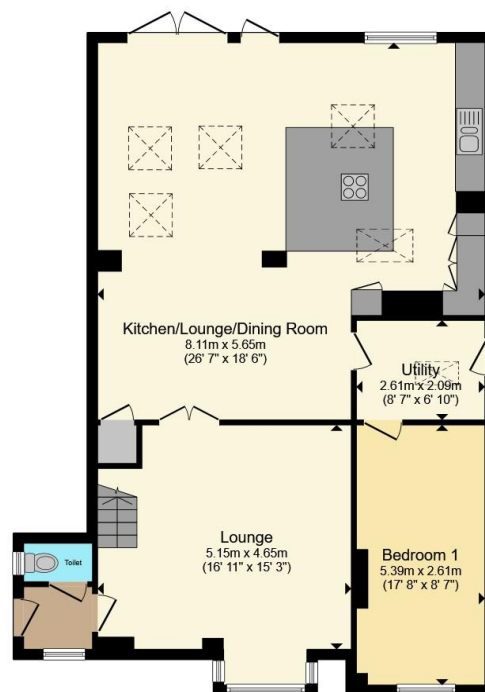
To The Rear

Stunning private and enclosed fully landscaped garden with tropical planting and a purpose built attractive oak wooden gazebo.

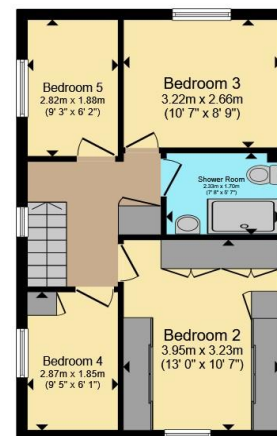








Ground Floor



First Floor

Total floor area 149.1 m² (1,605 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: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207584



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: IST207584 - 0004