



Holmefield Crescent
Ilkeston

burchell
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Holmefield Crescent Ilkeston DE7 5EG

for sale
£240,000



Property Description

WELL PRESENTED SEMI-DETACHED HOME !! THREE BEDROOMS !! STYLISH KITCHEN / DINER !! PRIVATE GATED DRIVEWAY !! BEAUTIFUL GARDEN !! We at Burchell Edwards are delighted to offer to the market this extremely well presented semi-detached home that is ready for a new family to love.

Located in a lovely peaceful residential turning with the town centre all major supermarkets transport and road links close to hand. The home offers spacious bright living and would make for the perfect purchase for all aspects of the market and comprises of large bright living room, stylish well equipped country style kitchen/diner with storage and a beautiful conservatory to the ground floor.

The first floor contains the three good size well presented bedrooms and the beautiful family bathroom. To the rear is the fantastic private garden with ample space to relax and entertain.

To the front is the private gated driveway with ample parking for multiple cars. We feel with what this home has to offer and the fantastic location really makes this a must see for all serious buyers so please call Burchell Edwards today to arrange your viewing.

Please note that the AML Fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To The Front

Having a dropped kerb to the gated private driveway with space for parking for three vehicles with mature trees and borders. Side gated access leads to the composite front door opening into the entrance hallway,

Entrance Hallway

Having fitted carpet.

Living Room

Having a front aspect double-glazed bay window and an addition side aspect window allowing for plenty of natural light, with two fitted radiators and a feature fireplace.

Kitchen

Having a side aspect double-glazed window and double doors leading into the conservatory, with tiled flooring. Kitchen fitted with a selection of country style wall and base units with a sink and drainer, featuring an Agar oven and an integrated fridge freezer with space for washing machine.

Pantry

Continuation of the tiled flooring with fitted shelving for additional storage.

Conservatory

Continuation of the tiled flooring, leading out to the rear garden.



Landing

Fitted with carpet.

Master Bedroom

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

Bedroom Two

Having rear aspect double-glazed window with fitted carpet and a radiator. Featuring two original storage cupboards.

Bedroom Three

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

Bathroom

Having a rear aspect double-glazed window with linoleum flooring and a heated towel rail. Suite includes a low-level WC, a handwash basin and a panelled bath with tiled surround and a mains fed rain effect shower.

To The Rear

Featuring steps leading down to a pleasant patio seating area, ideal for outdoor dining and entertaining. In addition, a decked area provides further space for relaxation, while the well-maintained lawn offers plenty of room for families and keen gardeners alike. The garden is completed by a useful garden shed, providing excellent outdoor storage.









Total floor area 81.1 m² (872 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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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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