



Milford Drive
Ilkeston





Property Description

Burchell Edwards Estate Agents in Ilkeston are pleased to bring to market this beautifully well presented four bedroom semi-detached extended property located on Milford Drive on the ever popular Shipley View Estate looking for a new owner to make this house their home.

In brief, this property comprises of large hallway, downstairs W/C, lounge, second reception room, open plan lounge/diner, utility room, low maintenance garden with pergola/veranda covered outdoor dining area, four bedrooms with en-suite to the master and family bathroom with driveway to the front of the property for multiple cars.

Shipley View Estate is a popular residential area of Ilkeston providing a great location to raise a family with shops, amenities, schools and eateries being close by with good bus routes and a train station located in the town giving access to major towns and cities.

This property has been well loved, maintained and carefully designed by the current owners to suit a busy family life and combines the ability to incorporate open plan living with private space.

This family home is a must see - call us today to arrange your viewing!

To The Front;

To the front of the property is a driveway for multiple cars with access to the front of the property via UPVC double glazed front door leading to the hallway.

Hallway;

The hallway of this property is the heart of the home with access leading to the first floor accommodation with access to both the lounge and second reception room, open plan kitchen/diner, understair storage and downstairs W/C.

Lounge;

10' 4" x 13' 5" (3.15m x 4.09m)
With UPVC double glazed window to the front aspect, radiator, feature fireplace, Karndean flooring and access to the kitchen/dining area.

Second Reception Room/Study

11' 6" x 9' 3" (3.51m x 2.82m)
Described on the floorplan as the 'study', this second reception room is a great addition to the property and offers a multi-usage function. The current owner has used this for multiple reasons including a family play room, fifth bedroom, music room, study and work from home space with the ability to be used as an annex for a family member too. With access via the hallway, UPVC double glazed window to front access, Karndean flooring and radiator.

Open Plan Kitchen/Diner

23' 5" x 13' 5" (7.14m x 4.09m)
A large open plan space comprising of both kitchen and dining area perfect for entertaining. With access via the hallway, UPVC double glazed window to the rear aspect, French doors leading out to the veranda offering outdoor dining, Karndean flooring, and space for dining table. The kitchen comprises of a selection of wall and base units, integral oven and microwave, dishwasher, fridge/freezer, electric hob, splashback and extraction unit over. The surfaces are stone with integrated sink and drainer unit with mixer tap over and both undercounter and floor lights creates a mood for entertaining with spot lights to the ceiling. There is a door leading into a utility/pantry area which has plumbing for washing machine and shelving for dry goods.

Master Bedroom With En-Suite

.12' 2" x 9' 5" (3.71m x 2.87m)
With UPVC double glazed window to the front aspect, Karndean flooring, fitted mirrored wardrobes, radiator and access to the en-suite. The En-suite comprises of UPVC double glazed window to the rear aspect, paneled floor to ceiling walls with wood effect flooring, bath with shower over and shower

screen with water from the mains, low level W/C and handwash basin in a vanity unit with under sink storage.

Bedroom Two;

10' 4" x 13' 4" (3.15m x 4.06m)

With UPVC double glazed window to the front aspect, radiator and wood effect flooring.

Bedroom Three;

12' 7" x 9' 7" (3.84m x 2.92m)

With UPVC double glazed window to the rear aspect, radiator and wood effect flooring.

Bedroom Four

6' 7" x 9' 3" (2.01m x 2.82m)

With UPVC double glazed window to the rear aspect, wood effect flooring and radiator.

Family Bathroom;

With floor to ceiling grey metro tiles, UPVC double glazed frosted window, tiled flooring, low level W/C and handwash basin with fitted vanity unit.

Garden;

With entrance from the side and rear of the property the garden consists of a outdoor dining area, laid astro-turf and fencing around the whole boundary.









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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21 Bath Street
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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