Sunningdale Drive
Ilkeston

burchell edwards

Sunningdale Drive
Ilkeston DE7 4JJ

for sale
£220,000

Property Description

SEMI DETACHED FAMILY HOME !! THREE BEDROOMS !! THREE RECEPTIONS !! STUNNING GARDEN !! PRIVATE DRIVEWAY PARKING FOR TWO VEHICLES !! We at Burchell Edwards are delighted to offer to the market this well presented semi-detached home that is located in the heart of the popular area of Kirk Hallam.

This well presented home will make for the perfect first-time or indeed family purchase and offers spacious bright living and really can be the forever home.

The home comprises of large living room, dining room, well equipped kitchen and a glorious summer room offering great living space to the ground floor.

The first floor holds the three good size bedrooms and the family bathroom.

To the rear is the stunning private garden perfect for those summer nights after a hard day's work, with private driveway parking for two vehicles.

We feel with what this home has to offer in regard to living space and the fantastic location really makes this a must see 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

Front brick wall with decorative iron railings. The frontage comprises a block-paved driveway and gravelled parking area, with double gated side access leading to the entrance via the sunroom.

Sunroom

The sunroom benefits from a double-glazed side-facing door and a fitted radiator. Rear and side-facing windows allow plenty of natural light to fill the space while offering lovely views over the rear garden. The room flows seamlessly into the dining room, creating an ideal space for both everyday living and entertaining.

Dining Room

The dining room features fitted carpet and a radiator, creating a comfortable and inviting space. Double doors open into the living room, enhancing the sense of space and flow, while an internal door provides convenient access to the kitchen.

Living Room

The welcoming living room is neutrally decorated and benefits from two front-facing bay windows, allowing plenty of natural light to flood the space. The room features fitted carpet and two radiators also benefits from having a handy understairs storage cupboard. Double doors open into the dining room, creating an open-plan feel and enhancing the flow between the living areas.

Kitchen

The kitchen benefits from double-glazed windows to the rear and side aspects, allowing plenty of natural light into the space. It features laminate flooring and is fitted with a range of shaker-style wall and base units complemented by wood-effect worktops. A stainless-steel sink with drainer is set beneath tiled splashbacks. There is space for a washing machine, fridge, freezer, and freestanding cooker. The room also houses the boiler.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

The bathroom benefits from a frosted double-glazed rear-facing window and is fully tiled throughout with a fitted radiator. Having a white suite comprising a panelled bath with an overhead mains-fed shower and shower screen, a low-level WC, and a wash hand basin.

To The Rear

The beautifully maintained rear garden has been thoughtfully landscaped to create an attractive outdoor space. A generous patio area leads onto a lawned garden, bordered by mature shrubs, plants, and trees. The garden also benefits from two additional paved seating areas, providing ideal spots for relaxing or entertaining, together with a useful garden shed for storage.

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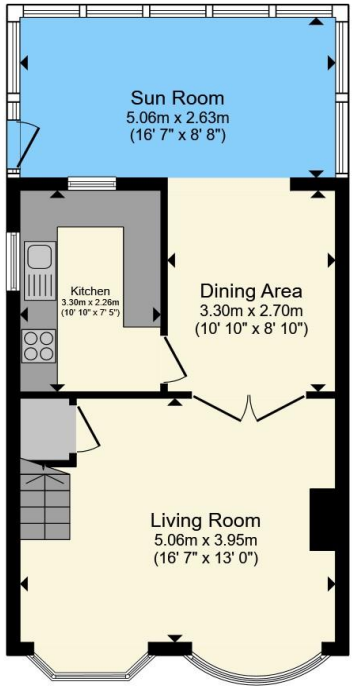
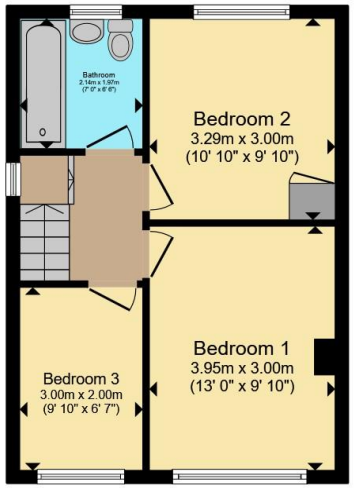


Ground Floor



First Floor

Total floor area 90.9 m² (979 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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21 Bath Street
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EPC Rating: D

Council Tax
Band: B

Tenure: Freehold

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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.

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