



Heanor Road
Ilkeston

burchell
edwards



Property Description

CHAIN FREE !! THREE BEDROOMS !!
FANTASTIC GARDEN !! PRIVATE DRIVEWAY
PARKING !! SEMI DETACHED BUNGALOW !! We
at Burchell Edwards are delighted to offer to the
market with no onward chain this impressive semi-
detached bungalow that is ready for a new owner to
love.

The property welcomes you into a bright and inviting
living room and at the heart of the home is the
delightful shaker-style kitchen, fitted with a range of
wall and base units complemented by wooden
worktops. The kitchen also provides access to a
versatile sun room.

The sun room offers a flexible space suitable for a
variety of uses including a home office, hobby room,
or additional sitting area, with direct access leading
out to the generous enclosed rear garden, providing
ample space for outdoor entertaining, gardening,
and family enjoyment.

Situated within easy reach of Ilkeston town centre,
local schools, amenities, and transport links, this
delightful home offers a wonderful balance of
character, comfort, and convenience. 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 paved drive for parking surrounded
by mature borders. Pathway to the side of the
property to the wooden entrance door.
opening into the entrance hallway.

Entrance Hallway

Having tiled flooring and a fitted radiator.

Living Room

A welcoming living room benefiting from a
front-aspect bay double-glazed window and
an additional side-aspect double-glazed
window, allowing an abundance of natural
light to flood the space. The room features
carpet flooring, a fitted radiator, and a
charming focal fireplace with a wooden
mantel, creating a warm and inviting
atmosphere.

Kitchen/Diner

A lovely shaker-style kitchen fitted with a
range of wall and base units complemented
by wooden worktops. Features include a
Belfast sink, an electric oven and hob, and
space for a fridge freezer. The room benefits
from tiled flooring, a fitted radiator, and a side-
aspect double-glazed window. A door leads
through to the sun room, providing additional
living space and access to the garden.

Sun Room

A versatile space offering a variety of uses,
whether as a garden room, home office, or
additional seating area. With direct access to
the rear garden.

Bedroom One

A neutrally decorated bedroom featuring a front-aspect double-glazed window, allowing for plenty of natural light. The room benefits from fitted carpet flooring and a radiator, creating a comfortable and inviting space ideal for relaxation.

Bedroom Two

Neutrally decorated featuring a rear-aspect double-glazed window with fitted carpet flooring and a radiator.

Bedroom Three

Neutrally decorated featuring a rear-aspect double-glazed window with fitted laminate flooring and a radiator.

Shower Room

A beautifully presented, fully tiled shower room featuring a spacious double walk-in shower enclosure with an electric shower. The suite also includes a vanity wash hand basin and a low-level WC, complemented by generous countertop space and built-in storage. Additional benefits include a fitted radiator, a heated towel rail, and a side-aspect double-glazed window providing natural light and ventilation.

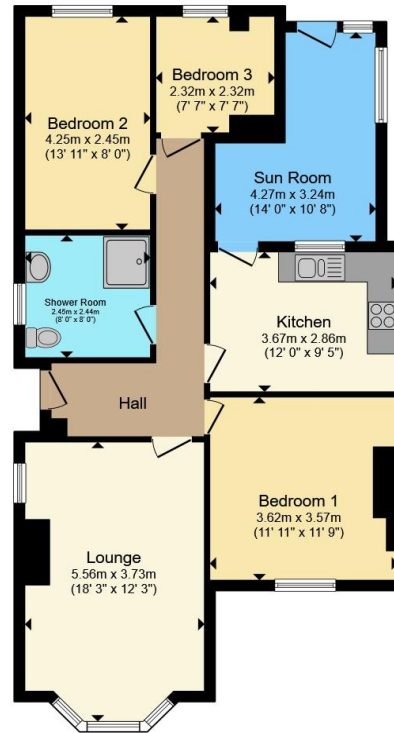
To The Rear

The property boasts a generously sized rear garden, offering plenty of outdoor space for relaxation, entertaining, or family activities making it an ideal extension of the home. Predominantly laid to lawn with mature trees and borders.









Total floor area 86.8 m² (935 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: D Council Tax
 Band: B

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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: IST208004 - 0004