



St. Mary Street  
Ilkeston

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### Property Description

CHAIN FREE !! SPACIOUS HOME !! TWO DOUBLE BEDROOMS !! TWO RECEPTIONS !! CONSERVATORY !! CLOSE TO TOWN CENTRE !! We at Burchell Edwards are delighted to offer to the market with no onward chain this impressive spacious home located close to the town centre that is ready for a new owner to love.

This charming home that has been well presented by the owner and offers spacious bright living and being within the shortest of distances to the town centre with all major supermarkets and all fantastic transport and road links close to hand.

The home comprises of large entrance hallway, bay fronted lounge, dining room, well equipped kitchen with large pantry style storeroom and a conservatory to the ground floor.

The first floor holds the two double bedrooms and the large family bathroom. To the rear is the private enclosed garden and there is plenty of on-street permit parking to front.

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

### To The Front

Having on-street parking available. A stone walled frontage and gate to the composite front door leading into the entrance hallway.

### Entrance Hallway

Having laminate flooring and a fitted radiator.

### Living Room

A welcoming living room featuring an attractive log burner, creating a cosy focal point for the room. The space benefits from a double-glazed front-aspect bay window, allowing plenty of natural light, and is further enhanced by laminate flooring and a fitted radiator.

### Dining Room

Having a feature fireplace with a fitted radiator and laminate flooring with rear aspect doors leading into the conservatory.

### Conservatory

Featuring laminate flooring, a fitted radiator, and rear-aspect double-glazed windows. Patio doors provide direct access to the garden, allowing plenty of natural light and creating an excellent connection between the indoor and outdoor living spaces.

### Kitchen

Featuring a double-glazed rear-aspect bay window, this bright and spacious room enjoys plenty of natural light. The kitchen is fitted with a range of wall and base units and incorporates two eye-level ovens and a gas hob. A useful pantry provides additional storage space, enhancing the practicality of this well-equipped kitchen.

## Bathroom

A spacious family bathroom featuring a rear-facing Velux window, anti-slip flooring, and a radiator. The room is fitted with a suite comprising a corner panelled bath, separate electric shower enclosure, low-level WC and a vanity hand wash basin, providing both practicality and comfort for family living.

## Bedroom One

A spacious master bedroom featuring two double-glazed front-aspect windows, allowing for an abundance of natural light. The room benefits from fitted bedroom furniture providing excellent storage, fitted carpet and two radiators.

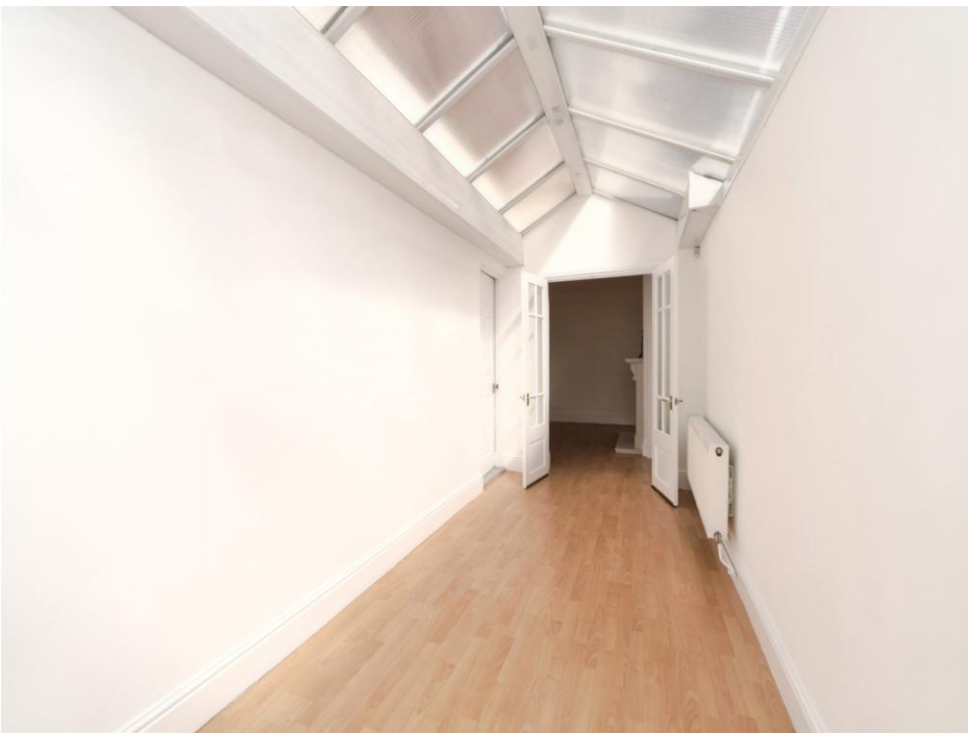
## Bedroom Two

Having a double-glazed rear-aspect window. The room benefits from fitted bedroom furniture providing excellent storage, fitted carpet and a radiator.

## To The Rear

The low-maintenance rear garden is predominantly paved, providing an ideal space for outdoor seating and entertaining. The garden also benefits from two useful garden sheds, offering ample storage for tools, equipment, and outdoor essentials.









Total floor area 104.6 m<sup>2</sup> (1,126 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

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