


# Heanor Road
# Ilkeston

burchell edwards

# Heanor Road
# Ilkeston DE7 8TB

for sale offers in excess of
**£280,000**







## Property Description

SEMI-DETACHED FAMILY HOME ! THREE BEDROOMS ! FEATURE FIREPLACES ! PRIVATE PARKING ! LARGE REAR GARDEN ! We at Burchell Edwards are delighted to offer to the market this three-bedroom semi-detached family home.

We at Burchell Edwards are delighted to offer to the market this well presented three-bedroom semi-detached family home. This property benefits from spacious accommodation throughout, with feature fireplaces to both reception rooms, off-street parking and a large rear garden, ideal for modern family living and entertaining.

An excellent family purchase and a property that must be viewed to be fully appreciated.

## To The Front

Hard standing to the front of the property offering off-street parking with paved side access to the rear. A composite front door opens into the welcoming entrance hallway.

## Entrance Hallway

Bright and welcoming carpeted entrance hallway featuring a double-glazed side aspect window providing plenty of natural light. Stairs rise to the first floor, with doors leading to the ground floor reception rooms.

## Living Room

Well presented living room featuring a front aspect double-glazed bay window, fitted carpet, and a contemporary tall wall mounted radiator. An attractive feature fireplace provides a charming focal point, creating a warm and inviting living space.

## Dining Room

Beautifully presented and neutrally decorated dining room, featuring an attractive log burner with a beam mantel, creating a cosy and stylish focal point. Benefiting from two side aspect double-glazed windows and rear aspect patio doors providing access to the rear garden, the room is filled with natural light. Fitted with carpet and a radiator, with oak sliding doors on iron rails leading to a useful storage cupboard and through to the kitchen.

## Kitchen

Kitchen fitted with a selection of wall and base units, incorporating an integrated hob and oven, with space and plumbing for a washing machine, tumble dryer, fridge, and freezer. Benefiting from double-glazed windows to both side aspects and the rear, the room enjoys an abundance of natural light. Finished with lino flooring and tiled splashbacks, creating a practical and functional space.

## Bedroom One

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

## Bedroom Two

Having rear and side aspect double-glazed windows with fitted carpet and a radiator.

## Bedroom Three

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

## Bathroom

Modern and stylish bathroom suite comprising a freestanding bath with floor-mounted taps, a low-level WC, a sizeable walk-in mains-fed shower enclosure and a hand wash basin. Finished with contemporary PVC-clad walls and ceiling, a wall-mounted radiator and a rear aspect double-glazed window.

## To The Rear

The enclosed and generous rear garden begins with a paved patio area directly accessed from the dining room patio doors, creating an ideal space for outdoor seating and entertaining. An outside toilet can be found within the garden, providing added convenience for outdoor entertaining, gardening, and family use. The patio leads onto a spacious lawn surrounded by mature trees and shrubs, with a pathway continuing to a further garden area featuring additional lawn, well-established borders, garden sheds, and a wood store, offering excellent outdoor storage and versatile family space.




















Total floor area 93.8 m² (1,009 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: Awaited

Council Tax Band: B

Tenure: Freehold

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