



Park Drive
Ilkeston

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Property Description

1930'S SEMI-DETACHED FAMILY HOME !!!!
THREE BEDROOMS !!!! TWO RECEPTIONS !!!
WELL PRESENTED !!! We at Burchell Edwards are delighted to offer to the market this fine example of a 1930's semi-detached home that is looking for a new family to love.

This home has been brought back to live and offers original features with modern living and will make for the perfect family purchase for all that are looking for that special home.

The home comprises of two well presented receptions, guest cloakroom and modern stylish well equipped kitchen to the ground floor with the well presented three bedrooms and modern family bathroom to the first floor.

To the rear is the private garden and there is plenty of on street parking to the front and easy access to major supermarkets and all of the fantastic transport and road links making this the perfect family purchase so please call Burchell Edwards today to arrange your viewing.

To The Front

The front of the property has a grass lawn with sleeper bordering and steps leading to the traditional 1930's archway. Entering the property into the entrance hallway through the original door featuring attractive stained-glass windows.

Hallway

Having solid wood flooring with a fitted radiator. This hallway benefits from having some handy storage cupboards and has access to the guest cloakroom.

Guest Cloakroom

Having a double-glazed side aspect window. Fitted with linoleum flooring with a low-level WC, a handwash basin and a radiator.

Living Room

14' 8" x 11' 3" (4.47m x 3.43m)
Having a front aspect double-glazed 1930's

style bay window. Fitted with carpet, a radiator and a feature fireplace.

Dining Room

12' 7" x 11' 5" (3.84m x 3.48m)
Solid wood flooring continues into the dining room from the hallway. Having a fitted radiator and a double-glazed rear aspect 1930's style window. Also features a 1930's original fireplace.

Kitchen

.9' 10" x 7' 6" (3.00m x 2.29m)
Having a rear and side aspect 1930's style double-glazed window and a hardwood door to the side aspect. The kitchen has tiled flooring with a bespoke fitted kitchen which includes a selection of wall and base units featuring a butler style sink, an integrated fridge freezer and dishwasher and an electric induction hob and oven.

Stairs/Landing

Having a side aspect double-glazed window and fitted with carpet. The staircase railing and banister is in keeping with the original 1930's features within this property.

Bedroom One

12' 11 x 5' (3.66m 11 x 1.52m)
Having a front aspect double-glazed 1930's style window. Fitted with carpet and a radiator and an attractive feature fireplace.

Bedroom Two

12' 7" x 11' 5" (3.84m x 3.48m)
Having a rear aspect double-glazed 1930's style window. Fitted with carpet and a radiator and an attractive feature fireplace.

Bedroom Three

7' 2" x 6' 7" (2.18m x 2.01m)
Having a front aspect double-glazed 1930's style window. Fitted with carpet and a radiator.

Bathroom

Suite includes a panelled bath with shower mixer taps, a low-level WC and a handwash basin. Fitted with laminate flooring and a radiator.

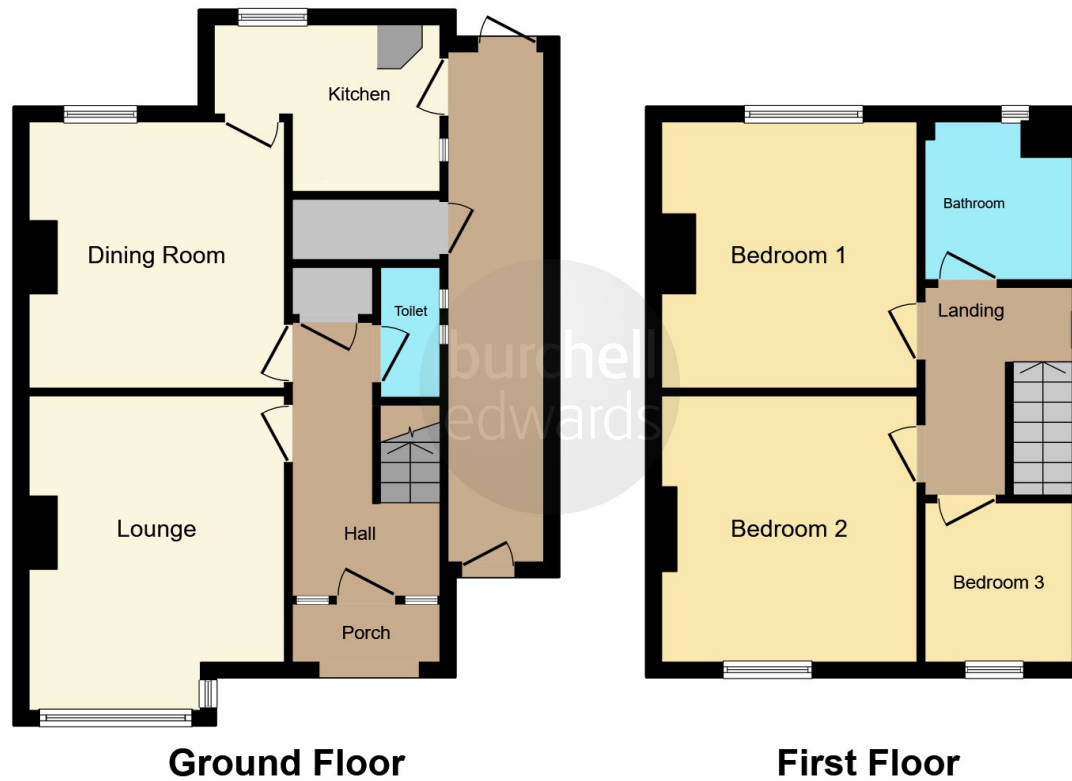
To The Rear

The rear garden has a small decked area leading to a laid grass lawn with mature borders and trees and a garden shed.









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: D Council Tax
 Band: B

Tenure: Freehold

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