



Wash Meadow Close  
Ilkeston

burchell  
edwards

# Wash Meadow Close Ilkeston DE7 4SX

for sale offers in excess of  
**£190,000**



## Property Description

Burchell Edwards Estate Agents in Ilkeston are pleased to bring to market this beautifully well presented two bedroom semi detached home on the ever popular Elka Rise estate perfectly suiting a FIRST TIME BUYER!

In brief, the property comprises of parking to the front for two cars, garden to the rear, entrance hallway, guest W/C, lounge, kitchen/diner, family bathroom and two well sized bedroom.

The property is perfectly located with the Nutbrook trail and countryside walks being within a stones throw, but major cities such as Derby and Nottingham being close by with great rail, bus and road links being close by.

This property is ideal for a first time buyer looking to make a house their home. To view this lovely property, please call Burchell Edwards Estate Agents in Ilkeston!

## To The Front

With two parking spaces to the front of the property with no through route, making a perfect quiet position for a first family home.

## Entrance Hallway

Entrance hallway accessed via stylish composite front door with herringbone vinyl flooring giving access to the guest W/C, lounge and first floor accommodation.

## Guest W/C

With low level W/C, handwash basin and tiled splashback, radiator, vinyl flooring and UPVC double glazed window to the front aspect.

## Lounge

With carpet flooring, UPVC double glazed window to the front aspect and radiator giving access to the kitchen.

## Kitchen / Diner

With a selection of wall and base units, wood effect worktop, integral fridge/freezer, oven, gas hob with extraction fan over, integral dishwasher, double sink and drainer unit with mixer tap, UPVC double glazed window to the rear aspect, spot lights in the ceiling, space for dining table radiator and UPVC double glazed French doors to the garden rear aspect.

## Landing

Giving access from the ground floor to the first floor rooms including master and second bedroom and family bathroom.

## Master Bedroom

With UPVC double glazed windows to the front aspect and over stairs storage cupboard, carpet flooring and radiator.

## Bedroom Two

With UPVC double glazed window to the rear aspect, carpet flooring and radiator with feature paneling.

## Family Bathroom

With UPVC double glazed frosted window to the side aspect, bath with mains connected shower over and glass shower screen with bath to ceiling tiled walls. Handwash basin with tiles over, low level W/C, radiator and wood effect flooring.

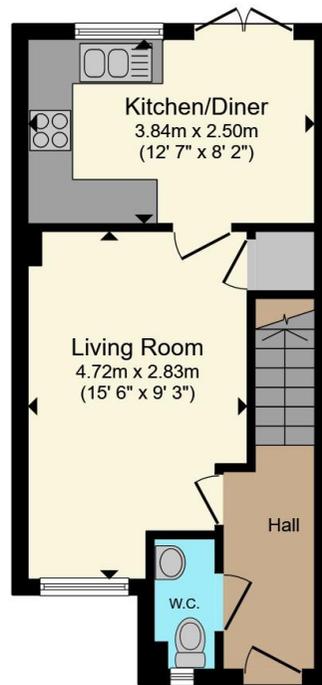
## Garden

With access from the rear or through the kitchen, paved area, laid lawn, slated borders, garden shed and seating area.

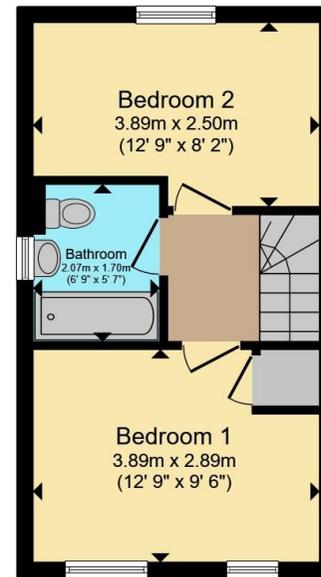








**Ground Floor**



**First Floor**

Total floor area 58.8 m<sup>2</sup> (633 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: B Council Tax  
 Band: B

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/IST207611](http://burchelledwards.co.uk/Property/IST207611)**



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