



Sunningdale Drive
Ilkeston

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Property Description

CHAIN FREE !! SEMI DETACHED FAMILY HOME !! THREE BEDROOMS !! TWO RECEPTIONS !! DRIVEWAY AND GARAGE !! We at Burchell Edwards are delighted to offer with no onward chain this fantastic well located home that would make for the perfect family purchase and is ready for a new owner to love.

Located in the heart of Kirk Hallam this charming home offers great living space and with a little TLC can be the perfect forever family home.

The home comprises of two good size receptions, spacious kitchen to the ground floor. The first floor holds the three good size bedrooms and the family bathroom.

To the rear is the large private enclosed garden and access to the private driveway and garage.

We feel with what this 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

To the front of the property is a grass lawn complemented by mature planted borders. A pathway to the side provides access to the UPVC entrance door opening into the hallway.

Entrance Hallway

Having fitted carpet, a radiator, stairs to the first floor and access to the ground floor accommodation.

Living Room

The living room is presented in neutral décor and flows seamlessly into the dining room through a double doorway. The room benefits from a front-facing double-glazed window, a feature fireplace serving as an attractive focal point and a fitted radiator.

Dining Room

This bright and airy dining room is presented in neutral décor and benefits from a fitted carpet and radiator. A rear-facing double-glazed window and door allow plenty of natural light while providing direct access to the rear garden.

Kitchen

Having a double-glazed side aspect window and a double-glazed rear aspect door. The kitchen is fitted with a range of wall and base units incorporating a stainless-steel sink and drainer unit, with space for a washing machine, electric cooker and undercounter fridge and freezer.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Having a double-glazed rear aspect window. Suite includes a panelled bath, a low-level WC and a handwash basin with lino flooring.

To The Rear

The generous rear garden offers a patio area ideal for outdoor seating and entertaining, surrounded by mature borders and established trees. Steps lead to a well-maintained lawn, with convenient access to the garage.

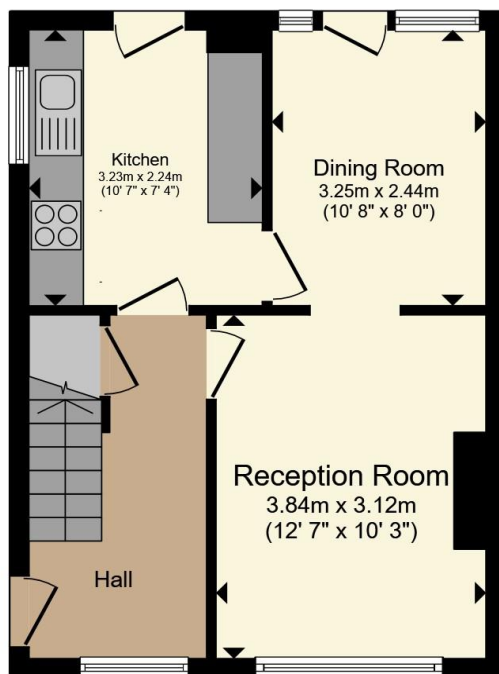
Garage

Located just around the corner and to the side of the property, the garage is accessed via a driveway with a dropped kerb and provides useful off-road parking and storage.

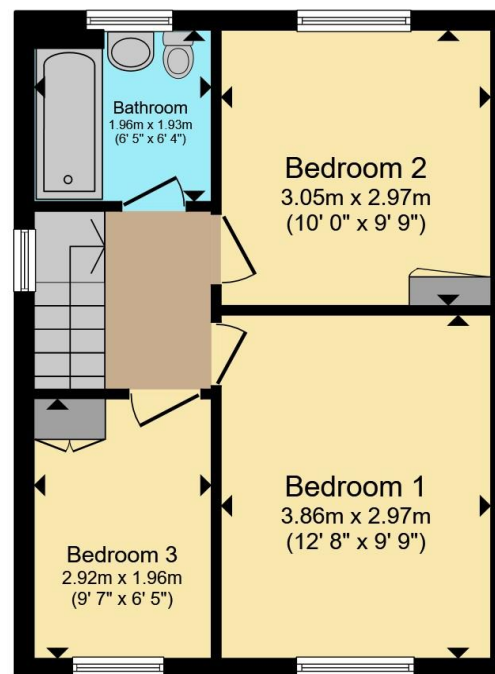








Ground Floor



First Floor

Total floor area 71.0 m² (764 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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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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