



St. Norbert Drive
Ilkeston

burchell
edwards

St. Norbert Drive
Ilkeston DE7 4ES

for sale offers in the region of
£210,000



Property Description

SEMI-DETACHED !!!!! THREE BEDROOMS !!!! CONSERVATORY !!!!! KIRK HALLAM !!!!! We at Burchell Edwards are delighted to offer to the market this well presented semi-detached home that is looking for a new family to love.

Located in the heart of Kirk Hallam this family home offers great spacious living and comprises of large lounge, fully equipped kitchen, utility room and conservatory to the ground floor.

The first floor holds the three good size bedrooms and family bathroom, To the rear is the landscaped garden and to the front there is private driveway parking.

The home benefits from being close to all of the fantastic transport and road links and the town centre is also close by with all of the major supermarkets and local shops you could wish for.

Taking all of the above into consideration this really makes for the perfect family purchase so please call Burchell Edwards today to arrange your viewing.

Please note that the AML Fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To The Front

Having a dropped kerb to the driveway with space for minimum of two vehicles with EV charging point. A composite front door opens into the entrance hallway.

Hallway

Having tiled flooring and a fitted radiator.

Living Room

Having UPVC patio doors into the conservatory with fitted carpet and two radiators.

Conservatory

Having tiled flooring and fitted electrics. Doors open out to the rear garden.

Kitchen

Having a front aspect double-glazed window with tiled flooring and a radiator. Kitchen has a selection of wall and base units with integrated appliances including a double eye-level oven, an electric hob with an overhead extractor, dishwasher, washing machine and fridge freezer. Leading through to the utility room.

Utility Room

Having tiled flooring with base cupboards and a double-glazed door leading out to the rear garden.



Bedroom One

Having a double-glazed rear aspect window with fitted carpet and a radiator. Benefits from having built-in wardrobes.

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

Fully tiled family bathroom with two radiators. Having a double-glazed side aspect window, Suite includes panelled bath, handwash basin and a low-level WC.

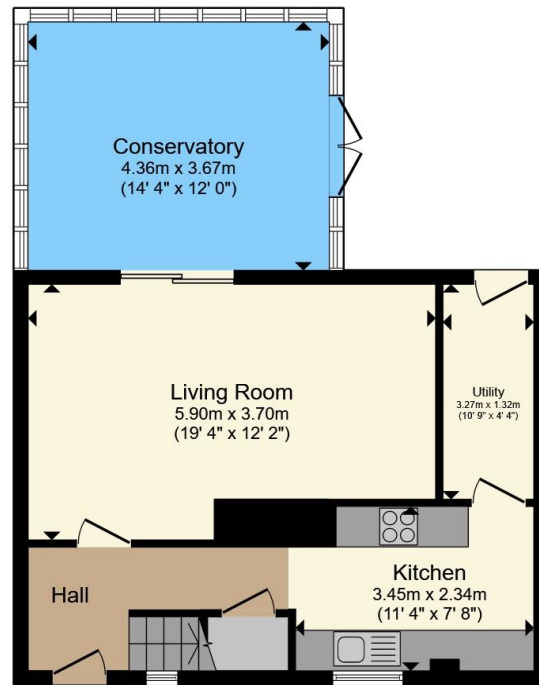
To The Rear

Lovely landscaped garden with a large patio area ideal for alfresco entertaining, leading to a raised artificial grass lawn and access to an outbuilding.

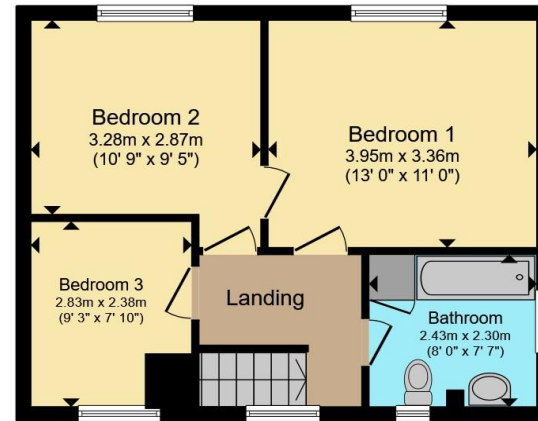








Ground Floor



First Floor

Total floor area 100.5 m² (1,081 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: C Council Tax
Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207624



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