

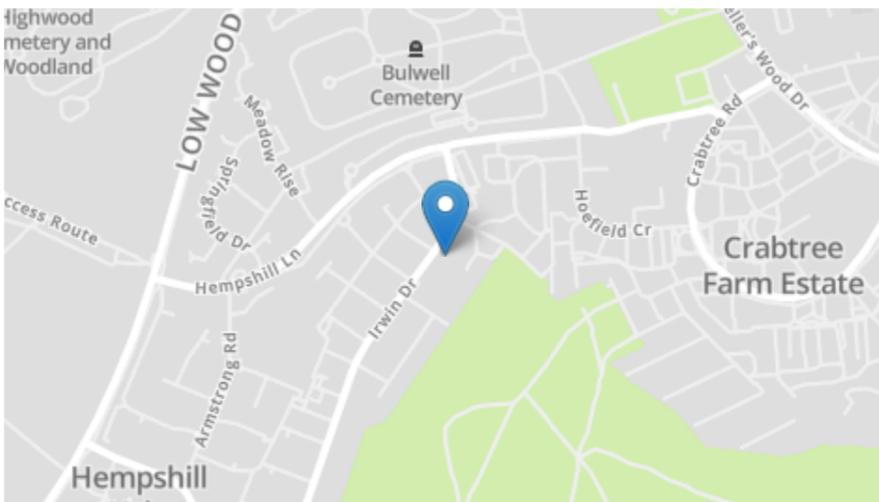
Irwin Drive, NG6 7BH

£210,000



Irwin Drive, NG6 7BH

£210,000



want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29895316

- Semi Detached Family Home
- 3 Bedrooms
- Generous Open Plan Lounge Diner
- Off Road Parking & Carport
- Private South East Facing Rear Garden
- Popular Residential Location
- Ease of Access to A610 & M1
- Short Drive To Bulwell Town Centre

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** FABULOUS FIRST TIME BUY *** Located on the ever popular 'Hempshill Vale', and a short drive away from both Bulwell and Kimberley is this spacious three bedroom semi-detached property. Features include two reception rooms, a conservatory, off road parking and car port, and a private south-east facing rear garden. Briefly comprising; entrance hallway, lounge, dining room, conservatory, kitchen. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking and leading to the car port, whilst to the rear is a privately enclosed south-east facing garden. Hempshill Vale offers buyers plenty of amenities, mainly it's proximity to both Kimberley and Bulwell where you'll find a range of independent shops, supermarkets, cafe's, pubs and schools. Nearby transport links include both the M1 and the A610, along with bus and tram routes, providing easy access to the city. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator and door to the lounge.

Lounge

4.29m x 3.99m (14' 1" x 13' 1") UPVC double glazed window to the front, under stairs storage cupboard, radiator, wood effect laminate flooring, feature fire place with wooden surround and inset space for fire. Open to the dining area.

Dining Area

3.39m x 2.79m (11' 1" x 9' 2") UPVC double glazed window to the rear, radiator, wood effect laminate flooring and doors to the conservatory and kitchen.

Kitchen

3.31m x 2.46m (10' 10" x 8' 1") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for cooker, plumbing for washing machine, tiled flooring, wooden single glazed window to the side, radiator and doors to the pantry and rear garden.

Conservatory

2.39m x 1.94m (7' 10" x 6' 5") Brick & wooden single glazed construction, tiled flooring and door to the rear garden.

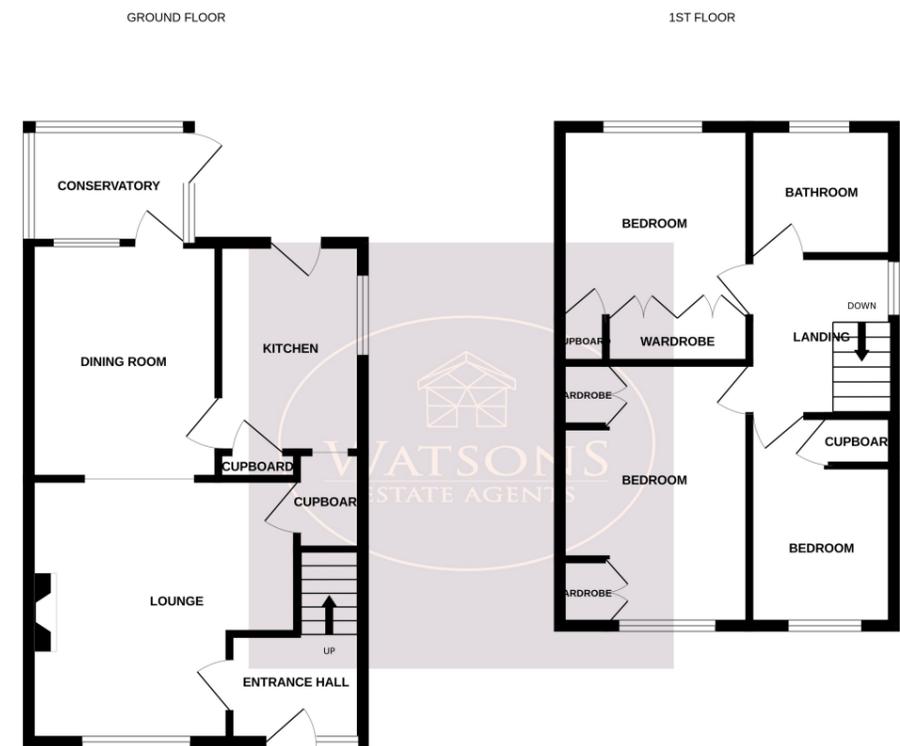
First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded), radiator and doors to all bedrooms and bathroom.

Bedroom 1

3.96m x 2.86m (13' 0" x 9' 5") UPVC double glazed window to the front, a range of fitted wardrobes, radiator and wood effect laminate flooring.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Bedroom 2

3.14m x 2.84m (10' 4" x 9' 4") UPVC double glazed window to the rear, storage cupboard, radiator and wood effect laminate flooring.

Bedroom 3

3.06m x 1.98m (10' 0" x 6' 6") UPVC double glazed window to the front, storage cupboard housing the combination boiler, radiator and wood effect laminate flooring.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn. A blocked paved driveway provides ample off road parking leading to double wooden gates leading to the carport. The South East facing rear garden offers a good level of privacy and comprises a pave patio seating area, 2 timber built sheds, artificial lawn and is enclosed by hedge and timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the cupboard in bedroom 3 and was last serviced in 2025.