

New Road, Ironville, Codnor Park, Nottingham, NG16 5PN

£210,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	82
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Family Home
- 3 Good Size Bedrooms
- Spacious Lounge
- Dining Room
- Fitted Kitchen
- Utility/Conservatory
- 3 Piece Family Shower Room
- Detached Garage
- Ample Off Road Parking
- Large Enclosed Rear Garden

Our Seller says....

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 - 29349805

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



*** IS NEW ROAD YOUR NEXT NEW HOME? *** This well loved 3 GOOD SIZE bedroom semi detached home is coming to the market with all the space a growing family could ask for. Located on a corner plot within a desirable cul de sac, boasting ample off-road parking, and within walking distance of beautiful countryside walks, this could definitely be your perfect home. Accommodation to the ground floor in brief comprises; porch, entrance hall, spacious lounge, kitchen with open access to the dining room and conservatory/utility. To the first floor are 3 double bedrooms and shower room. To the rear of the property is a detached garage, as well as a generous rear garden, perfect for hosting family and friends. This home truly deserves an internal inspection, call us today to book your viewing! 01159385577 (OPTION 2)

Ground Floor

Porch

Wooden entrance door with windows to the front and side, and internal door.

Entrance Hall

Internal entrance door, internal window to the front, radiator, stairs to first floor and door to lounge.

Lounge

4.12m x 4.12m (13' 6" x 13' 6") UPVC double glazed window to the front, radiator, feature fireplace with inset gas fire, storage cupboard and door to kitchen.

Kitchen

4.12m x 3.01m (13' 6" x 9' 11") A range of matching wall and base units with worksurfaces incorporating an inset 1.5 sink & drainer unit. Integrated range cooker, space for fridge freezer, plumbing for dishwasher, partially tiled walls, tiled floors and uPVC double glazed window to the side and internal uPVC double glazed to the rear, with open access to the dining room.

Dining Room

3.04m x 2.56m (10' 0" x 8' 5") Radiator and French doors to the conservatory.

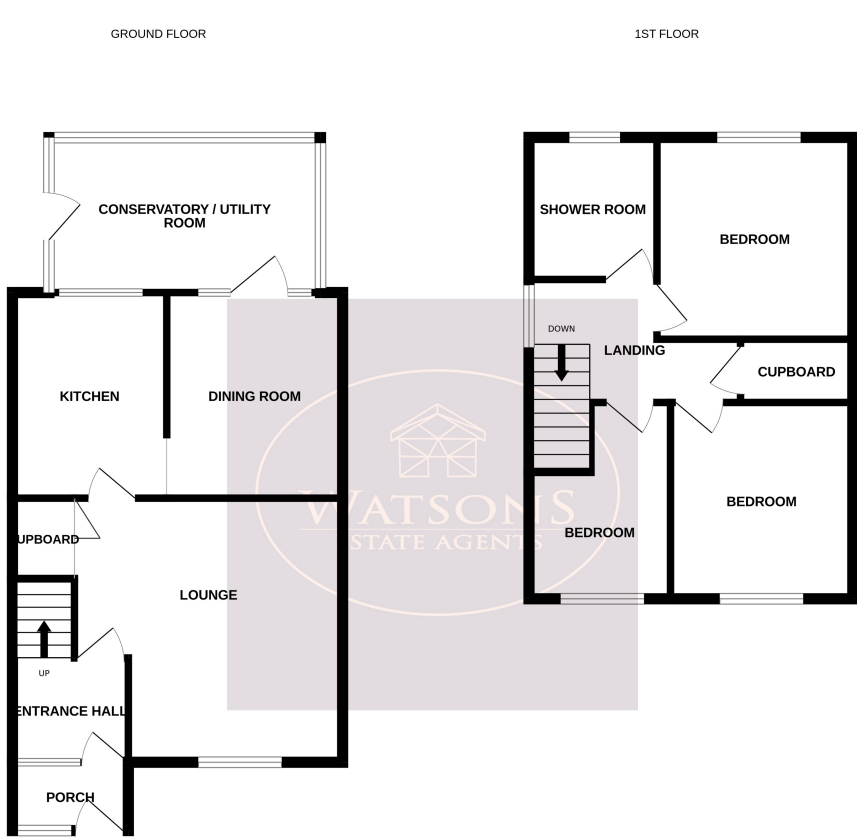
Conservatory/Utility Room

4.37m x 2.49m (14' 4" x 8' 2") Tiled flooring, uPVC double glazed window sides and rear, plumbing for washing machine and uPVC door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic, walk in cupboard and doors to all bedrooms and shower room.



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 62025

Bedroom 1

3.22m x 3.03m (10' 7" x 9' 11") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.10m x 2.90m (10' 2" x 9' 6") UPVC double glazed window to front and radiator.

Bedroom 3

3.11m x 2.92m (10' 2" x 9' 7") UPVC double glazed window to the front and radiator.

Shower Room

White 3 piece suite comprising wc, vanity sink with mains fed cubicle shower. Wood laminate flooring, partially tiled walls and obscured uPVC double glazed window to the rear, extractor fan and radiator.

Garage

Detached single garage fitted with power and water.

Outside

The front of the property features an large paved driveway leading to the garage, and a stone path leading to the front entrance door, with a small front garden with a range of plants and shrubbery. The rear garden features a large patio seating area, with a timber shed, and a turfed lawn enclosed by timber fencing.