

New Road, Ironville, NG16 5PN

£230,000



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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			
		66	78
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 27137471

Our Seller says....

- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Conservatory
- Driveway & Garage
- Open Views
- Semi Rural Location
- Ease Of Access To M1 & A38

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
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*** A NEW CHAPTER ON NEW ROAD *** It may surpass expectations when you view this 3 bed detached home in Ironville when you see the open plan kitchen dining room & conservatory which will be great space for families to enjoy. Well presented throughout and ticking boxes such as downstairs wc, this offers a lot for the price point. In brief, the accommodation comprises: entrance hall, wc, lounge, dining room, kitchen, conservatory, upstairs landing to the 3 bedrooms and family bathroom. Outside, the rear garden is low maintenance and offers a high level of privacy, whilst to the front, a driveway & garage provide good off street parking. Ironville is a Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, radiator, stairs to the first floor and doors to the lounge & WC.

WC

WC, vanity sink unit, radiator extractor fan and obscured uPVC double glazed window to the front.

Lounge

4.29m x 3.71m 2.75m min) (14' 1" x 12' 2") UPVC double glazed window to the front, radiator, under stairs storage, real flame gas fire and door to the kitchen.

Dining Room

2.94m x 2.26m (9' 8" x 7' 5") Radiator and open to the kitchen and conservatory.

Kitchen

2.97m x 2.48m (9' 9" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset Belfast sink. Integrated appliances to include: waist height double oven, 5 ring gas hob with extractor over and dishwasher. Plumbing for washing machine and uPVC double glazed window to the rear.

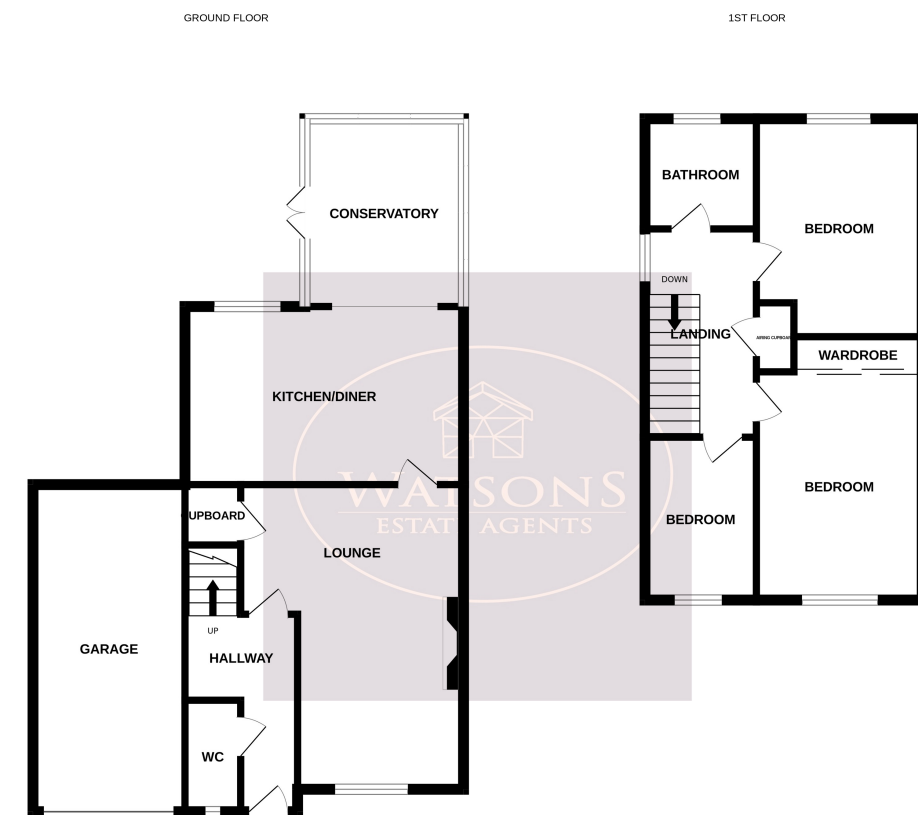
Conservatory

3.11m x 2.48m (10' 2" x 8' 2") Brick & uPVC double glazed construction, apex poly carbonate roof and French doors leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, built in storage cupboard, access to the attic housing the combination boiler and doors to all bedrooms and bathroom.



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.
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Bedroom 1

4.1m x 2.88m (13' 5" x 9' 5") UPVC double glazed window to the front and radiator.

Bedroom 2

3.19m x 2.85m (10' 6" x 9' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.72m x 1.83m (8' 11" x 6' 0") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and bath. Extractor fan, chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property a gravel driveway provides ample off road parking and leads to the garage with up & over door and power. The rear garden offers a good level of privacy and comprises a paved patio, steps down to the artificial lawn. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.