

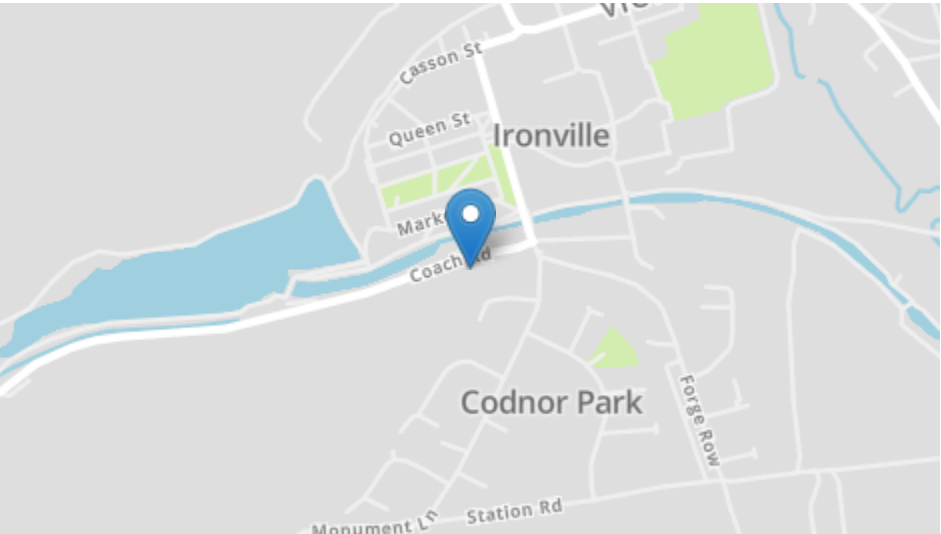
Coach Road, Ironville, NG16 5PX

£220,000



Coach Road, Ironville, NG16 5PX

£220,000



| 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 | | |
| | 53 | 80 |
| 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 - 29165771



- Detached Family Home
- 3 Bedrooms
- Lounge with Feature Fireplace
- Modern Dining Kitchen
- Modern Family Bathroom
- Utility
- South Facing Rear Garden
- Single Attached Garage
- Off Road Parking
- Close to Nature Reserve, Reservoir & Codnor Park

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



*** DETACHED VILLAGE LIFE *** This very well presented 3 bedroom detached family home is located in the popular village of Ironville close to Codnor Park Reservoir and many great amenities perfect for families such as schools, parks, shops and much more! Boasting very well presented, light and airy accommodation comprising of an entrance hallway, living room, stylish refurbished fitted kitchen/diner, garage/utility room, enclosed rear garden and to the first floor 3 bedrooms and a family bathroom. With extensive off road parking enough for 4 cars, this excellent family home is worthy of an internal inspection! Call our team today to book your viewing!

Agent Note

* There is no gas in the property. It is heated by state of the art sensor electric radiators*

Ground Floor

Entrance Hall

Composite entrance door, uPVC double glazed window to the side, radiator, door to lounge and stairs leading to first floor.

Lounge

4.36m x 3.50m (14' 4" x 11' 6") UPVC double glazed window to the front, luxury vinyl flooring, feature fireplace with electric coal effect stove, radiator and door to dining kitchen.

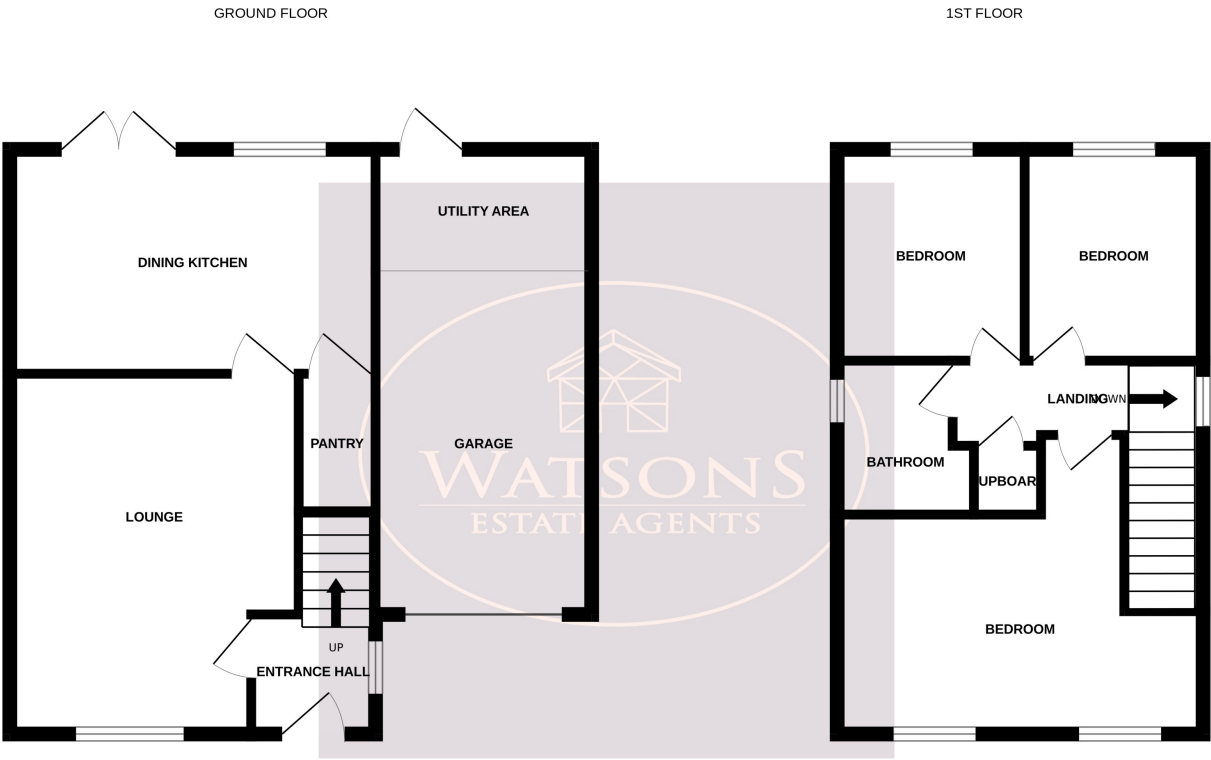
Dining Kitchen

4.51m x 2.72m (14' 10" x 8' 11") A range of base units with work surfaces incorporating ceramic sink & drainer unit. Integrated fridge, breakfast bar, walk in pantry cupboard, uPVC double glazed window to the rear, and French doors to rear garden.

First Floor

Bedroom 1

3.62m x 2.77m (11' 11" x 9' 1") Two uPVC double glazed windows to the front and radiator.



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

2.51m x 2.15m (8' 3" x 7' 1") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.50m x 2.35m (8' 2" x 7' 9") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite comprising wc, vanity sink with storage under and panel bath with electric shower over. Obscured uPVC double glazed window to the side and tiled walls.

Outside

The front of property features a paved driveway big enough for 4 cars, with access to the garage and entrance door, hedged by a range of plants and shrubbery, with access to a timber gate leading to the rear garden. The rear garden has a patio seating area to the front, with bordered flower beds surrounding the perimeter with a range of plants and shrubbery, and turfed lawn to the middle and is enclosed by timber fencing.