

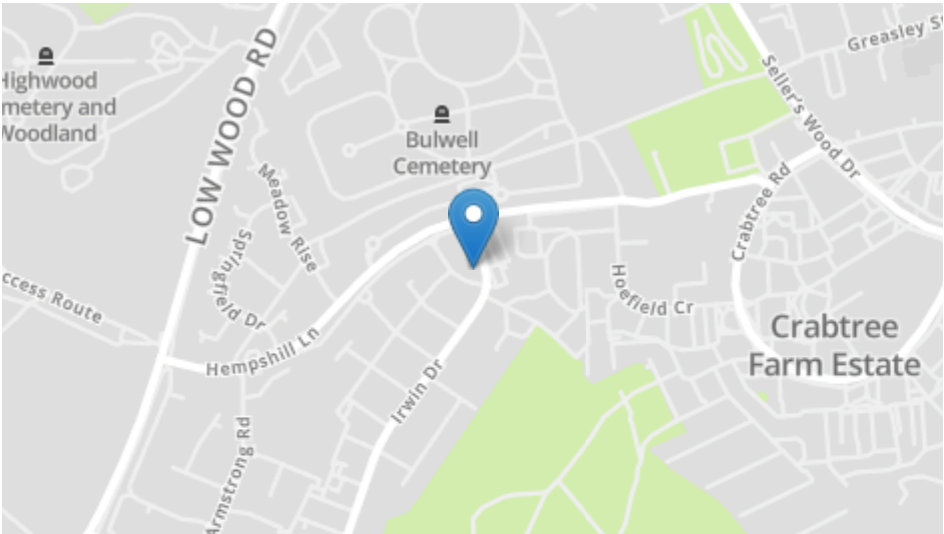
Irwin Drive, NG6 7BQ

£220,000



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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 85 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



- Extended Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- West Facing Rear Garden
- Off Road Parking & Garage
- Ease Of Access To A610 & M1
- Excellent Road & Public Transport Links
- Popular Residential Location

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 - 26006129

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



***** EXTENDED SEMI DETACHED HOUSE***** Ideally located on the popular Hempsill Vale Estate this well presented three bedroom semi detached house would make a great choice for first time buyers or a growing family looking to be near favoured schools and local amenities. The accommodation briefly comprises: Entrance porch, lounge, separate dining room and a fitted dining kitchen. On the first floor the landing leads to the three good size bedrooms and the family bathroom. Outside, the rear garden has a lawn and patio area with fencing to the perimeter, whilst to the front of the property a driveway provides ample off road parking. The location is popular with families being within walking distance to Hempsill Hall Primary School. Public transport links are also excellent and a wide range of amenities can be found nearby in Bulwell Town Centre just half a mile away. For more information, or to book your viewing appointment, call our team on 0115 9385577

Ground Floor

Porch

Composite entrance door to the front and door to the lounge.

Lounge

5.16m x 3.99m (16' 11" x 13' 1") UPVC double glazed window to the front, radiator and door to the dining room.

Dining Room

3.35m x 2.74m (11' 0" x 9' 0") UPVC double glazed window to the rear, radiator and French doors to the rear garden.

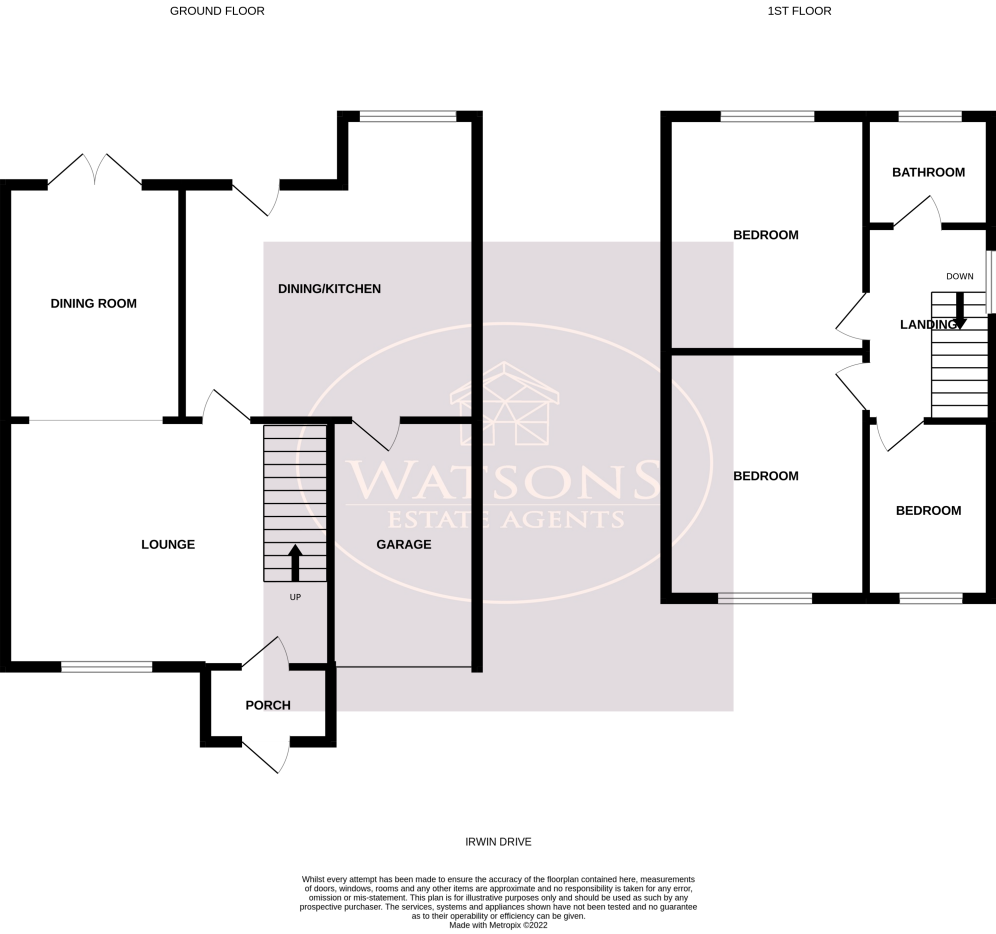
Dining Kitchen

4.67m max x 4.52m (15' 4" x 14' 10") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated electric oven & electric hob with extractor over. Plumbing for washing machine & dishwasher. 2 uPVC double glazed windows to the rear and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side and doors to all bedrooms and bathroom.



Bedroom 1

3.91m x 3.07m (12' 10" x 10' 1") UPVC double glazed window to the front and radiator.

Bedroom 2

3.15m x 2.82m (10' 4" x 9' 3") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.84m x 1.98m (9' 4" x 6' 6") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn with flower bed borders. A brick paved driveway provides off road parking and leads to the integral garage with up and over door. The rear garden comprises of 2 well maintained lawns, gravel beds, a paved patio and timber built shed. The garden is enclosed by timber fencing to the perimeter.