

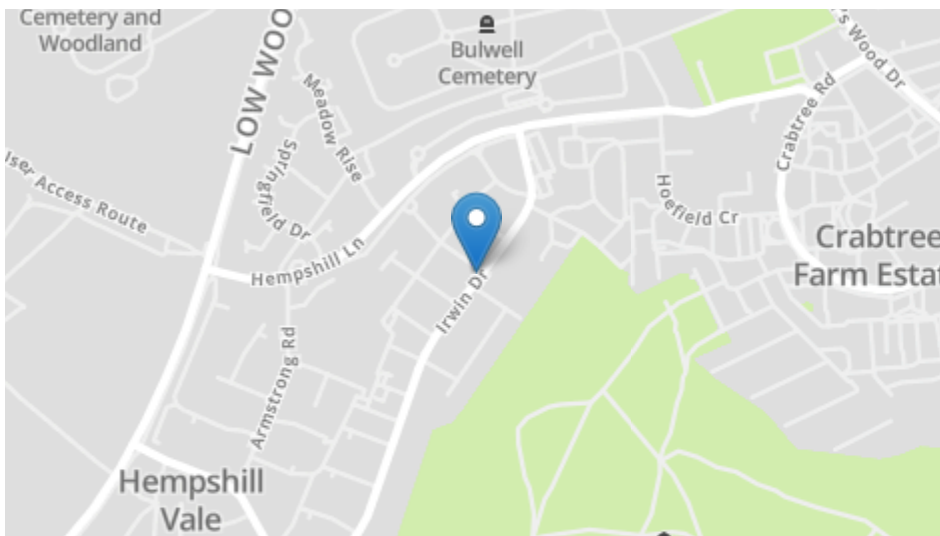
Irwin Drive, Nottingham, NG6 7BJ

Offers Over £240,000



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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 - 29118797

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.



- Semi Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Modern Fitted Kitchen
- Conservatory
- South West Facing Rear Garden
- 2 Driveways & Garage
- Corner Plot
- Ease of Access to M1 & A610
- Planning Permission Granted for Ground & First Floor Extension

Our Seller says....

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

0115 938 5577
8am-8pm - 7days



*** SUPERB STARTER HOME ON HEMPSHILL VALE *** Sitting on a larger than average corner plot on the popular Hempsill Vale estate, is this fantastic three bedroom semi-detached home, with a generous lounge/diner, conservatory, modern and stylish kitchen, driveway, detached garage, and south-west facing rear garden. Briefly comprising; entrance hallway, lounge/diner, kitchen, conservatory. To the first floor, three bedrooms and bathroom. Outside, on a corner plot with a sunny south-west facing rear garden, 2 driveways, and detached garage. Planning permission as also been granted for a ground floor and first floor extension to the side. Hempsill Vale is ideally located for commuters, with excellent road links on your doorstep, including the A610 and the M1 at J26 a short drive away. The surrounding towns of Kimberley and Bulwell provide all day to day amenities including shops, pubs and supermarkets. The property also lies in excellent school catchment. Contact Watsons to arrange a viewing

Ground Floor

Entrance Hall

UPVC double glazed door to the side, uPVC double glazed window to the front, stairs to the first floor and open to the lounge diner.

Lounge Diner

7.39m x 4.08m (24' 3" x 13' 5") UPVC double glazed bay window to the front, radiator, feature fire place with inset space for fire, door to the kitchen and sliding patio doors to the rear garden.

Kitchen

3.37m x 2.3m (11' 1" x 7' 7") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & hob with extractor over, fridge freezer, washing machine and dishwasher. Tiled flooring, radiator, uPVC double glazed window to the side, door to the rear garden.

Conservatory

2.91m x 2.88m (9' 7" x 9' 5") Brick & uPVC double glazed construction, tiled flooring, radiator and French doors to the rear garden.

First Floor

Landing

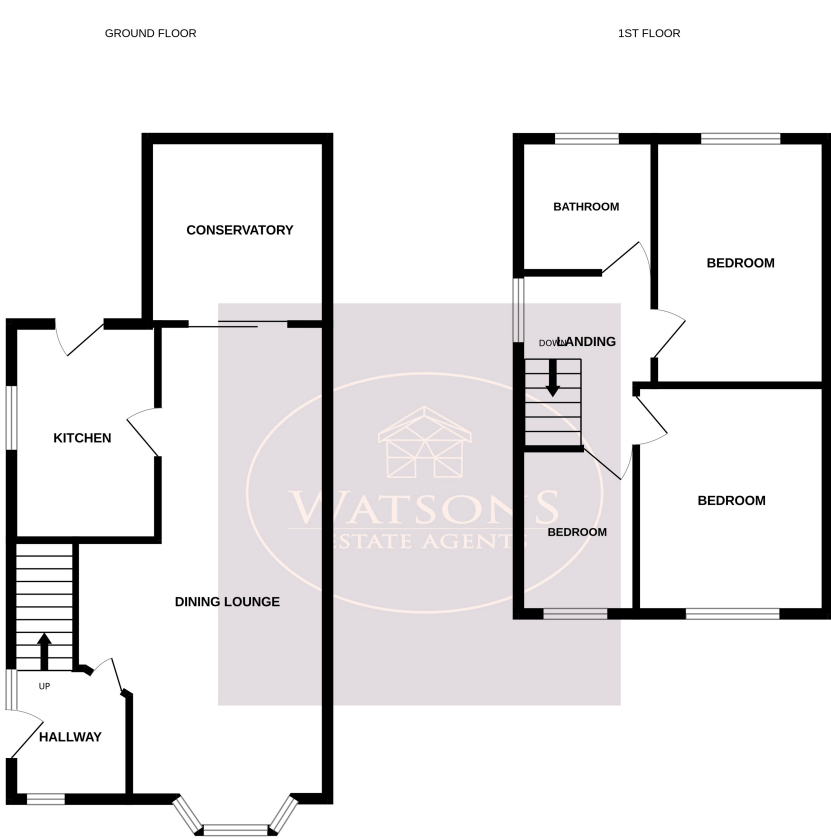
UPVC double glazed window to the side, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Bedroom 1

3.94m x 3.10m (12' 11" x 10' 2") UPVC double glazed window to the front and radiator.

Bedroom 2

3.49m x 3.2m (11' 5" x 10' 6") UPVC double glazed window to the rear, storage cupboard housing the hot water tank 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.
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Bedroom 3

3.01m x 1.98m (9' 11" x 6' 6") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a turfed lawn. A tarmacadam driveway provides ample off road parking with further secure parking behind wrought iron gates. The South West facing rear garden comprises turfed lawn, flower bed borders with a range of plants & shrubs and paved patio seating area perfect for a hot tub. There is a further driveway to the rear of the property enclosed by wooden gates and leading to the detached garage with up & over door and power.

Agents Note

Planning permission has been granted for a ground and first floor extension to the side. Details pertaining to the planning permission along with documents association with the application can be found here:
<https://publicaccess.nottinghamcity.gov.uk/online-applications> Planning reference number 22/01051/PFUL3