



Coach Road
Ironville Nottingham

burchell
edwards

Coach Road Ironville Nottingham NG16 5PX

for sale
£220,000



Property Description

Situated in a sought-after residential location, this immaculately presented three bedroom link-detached property offers well-proportioned accommodation ideal for families and professionals alike, with excellent access to local amenities and a wealth of nearby countryside walks.

The accommodation briefly comprises an entrance hallway, spacious lounge, and a stylish kitchen/diner, creating a practical and welcoming living environment. To the first floor are three bedrooms and the family bathroom.

Externally, the property benefits from a garage, which is also accessible from the kitchen, and a generous side-by-side driveway providing off-road parking for multiple vehicles. To the rear is a lovely enclosed garden, offering a private and secure outdoor space perfect for relaxing, entertaining and family enjoyment.

The location is particularly appealing, with the picturesque Codnor Reservoir, historic Codnor Castle, and the stunning Cromford Canal all nearby, providing an abundance of scenic walks and open countryside views right on the doorstep. A range of local shops, schools and everyday amenities are also easily accessible, with the towns of Ripley and Alfreton also just minutes away by car.

An early viewing is highly recommended to fully appreciate the accommodation, condition and superb location this delightful home has to offer.

Ground Floor

Entrance Hallway

Having tile-effect vinyl flooring, radiator, UPVC window to the side elevation, composite door to the front elevation and stairs rising to the first floor.

Lounge

Having laminate flooring, radiator, stunning feature fireplace, ceiling light and UPVC window to the front elevation.

Kitchen

Having a range of fitted wall and base units with integrated spot lights, breakfast bar, integrated fridge, inset sink with mixer tap and drainer, tiled splash backs, radiator, door to a walk in pantry and door to garage, and UPVC window and French doors to the rear elevation.

First Floor

Landing

Having carpet, radiator, loft hatch, door to airing cupboard and storage, and UPVC window to the side elevation.

Bedroom One

Having carpet, radiator, ceiling light and UPVC window to the front elevation.

Bedroom Two

Having carpet, radiator, ceiling light and UPVC window to the rear elevation.

Bedroom Three

Having carpet, radiator, ceiling light and UPVC window to the rear elevation.

Bathroom

Having fitted bath with electric show over, WC, hand-wash basin with mixer tap and fitted storage below and a counter top, tiled flooring, radiator and UPVC window.

Outside

To the front is a spacious block paved driveway for multiple vehicles with space for two vehicles side by side, with borders stocked with mature plants, access to the garage and a gate to the rear garden.

The enclosed rear garden has a delightful patio seating area, lawn with borders for plants and shrubs, and a decking area.

Garage

Having lighting and power sockets, and up-and-over door to the front, and plumbing for a washing machine.

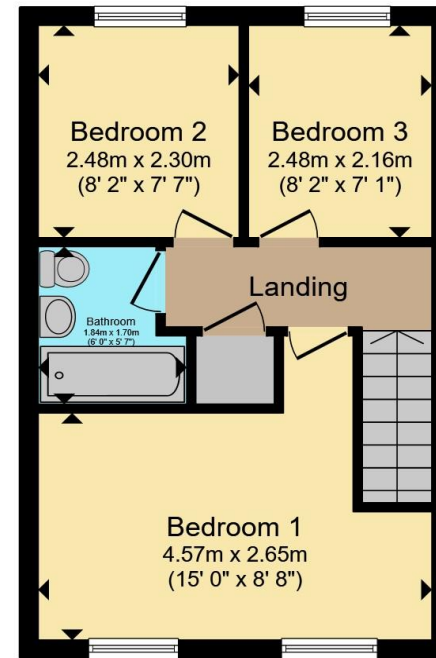








Ground Floor



First Floor

Total floor area 79.4 m² (854 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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4 Grosvenor Road
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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