



Oakes Row
Ironville NOTTINGHAM



Property Description

A rare opportunity to acquire a unique cottage having undergone a full refurbishment to a high standard. The accommodation has been sympathetically renovated and is approached via the entrance hallway which has access to the ground floor cloakroom. The Lounge has french style doors overlooking the rear elevation to enjoy the garden views. The Kitchen fitted with wall and base units has access to the rear lobby which has storage and to the utility area providing plumbing for the washing machine. To the ground floor is an additional reception room which can be used as a 4th bedroom, dining area or snug. To the first floor are three bedrooms, the master having en-suite shower room. Further family bathroom with 3 piece suite. Externally, the front of the property has a garden area with side driveway providing vehicle standing space, there is also additional vehicle standing to the front. The rear of the property has a garden area. The cottage has gas heating and double glazed windows throughout. This property is not to be missed.

Entrance Hall

Approached via an entrance door under a canopy, the entrance hall has stairs off to first floor accommodation.

Cloakroom

Having wc and heated towel rail.

Living Room/ Dining Room

12' 7" x 19' 8" (3.84m x 5.99m)

With a UPVC double glazed window to the front elevation with countryside views and French Doors overlooking the rear garden and providing natural light, a gas central heating radiator and ceiling light.

Kitchen

12' 8" x 7' 9" (3.86m x 2.36m)

Fitted with a range of contemporary units including a range of wall units, base units with white work surfaces over incorporating a single drainer sink unit with mixer tap. Integrated 4 ring hob and oven with extractor hood over. Space for appliances, radiator and double glazed windows overlook the front and rear elevations. Access to the rear lobby which has larger cupboard, additional storage and entrance door to the rear.

Utility Area

Utility area providing plumbing for the washing machine and cupboard housing the gas heating boiler. Access to:-

Bedroom 4/Diner/Snug

9' 1" x 7' 3" (2.77m x 2.21m)

Double glazed window to the rear and radiator.

Landing

Double glazed window to the rear and access to the bedrooms.

Bedroom One

12' 8" x 12' 11" (3.86m x 3.94m)

Having part paneling to the walls, radiator and double glazed window to the front.

En-Suite

Three piece suite comprising of shower cubicle, vanity unit and wc. Heated towel rail and expelair.

Bedroom Two

8' 1" x 9' 9" (2.46m x 2.97m)

Double glazed window to the front and radiator.

Bedroom Three

5' 9" x 12' 9" (1.75m x 3.89m)

Double glazed window to the rear and radiator.

Bathroom

Three piece suite comprising of panel bath with rainfall shower over with side screen, vanity unit and low flush wc. Recess spot lighting, wall mounted mirror with lighting and double glazed window to the front.

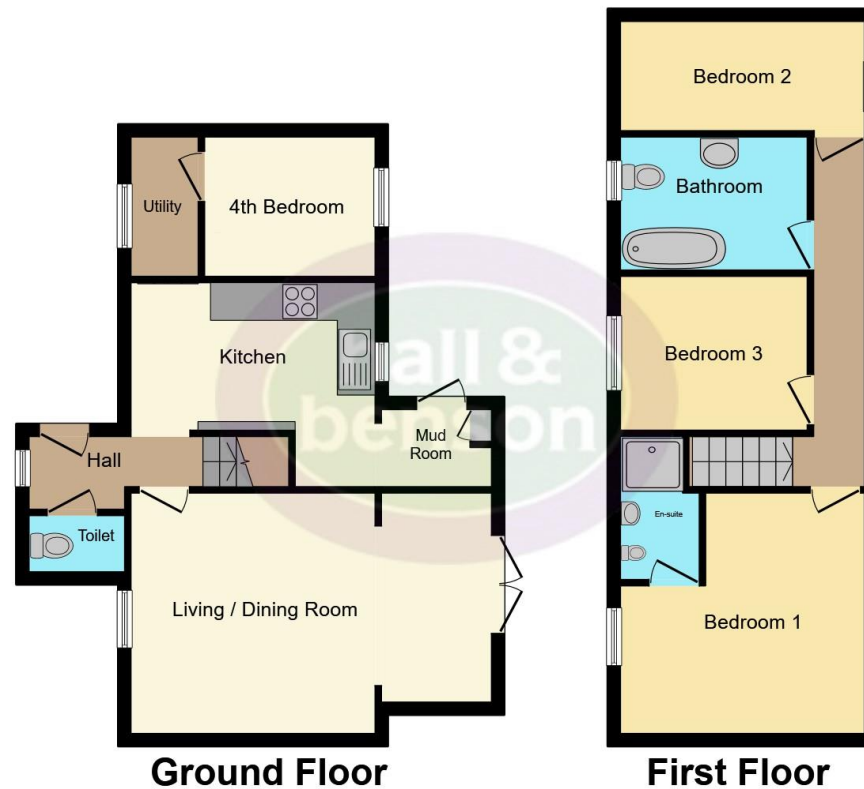
Outside

Externally, the property has gardens to the front and rear, the front of the property provides vehicle standing space and a side driveway provides additional car standing. To the rear of the property is a garden area.









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 Band: B

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Tenure: Freehold



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