



Coach Road
Ironville Nottingham

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Property Description

Burchell Edwards are delighted to present to the market, with no upward chain, this three bedroom link-detached house located on Coach Road, Ironville. The property is located within easy reach of local amenities and transport links and really is a must see to fully appreciate the accommodation on offer! The property briefly comprises of an entrance hall with door to the Lounge/Diner, Breakfast Kitchen, and Conservatory. To the first floor are three bedrooms and the family bathroom. Externally to the front the property has a fore garden which has planting borders housing mature shrubbery and trees, also having a driveway. To the rear the garden benefits from a patio area perfect for alfresco dining, planting beds housing perennial plant, mature shrubbery, and trees. If you would like any more information or would like to arrange a viewing please do not hesitate to contact Burchell Edwards, Ripley today!

Entrance Hallway

Accessed via front double glazed door with carpet flooring, stairs off to the first floor and door to the lounge.

Lounge

14' 4" x 11' 7" (4.37m x 3.53m)

Having double glazed window to the front elevation, a radiator, feature fireplace and laminate flooring.

Kitchen

14' 9" x 9' (4.50m x 2.74m)

Having a double glazed window to the rear elevation, double glazed patio door to the rear, wall and base units with work surfaces over, inset sink and drainer, splashback tiling, plumbing for washing machine, electric oven, electric hob, extractor fan, tiled flooring and understairs storage cupboard.

Conservatory

Having double glazed windows to the rear and side elevations, double glazed patio doors to the rear elevation and tiled flooring.

First Floor Landing

Having carpet flooring and doors off to the bedrooms and bathroom.

Bedroom One

.14' 10" Max into recess x 8' 6" Plus door recess (4.52m Max into recess x 2.59m Plus door recess)
Having two double glazed windows to the front elevation, carpet flooring and an electric heater.

Bedroom Two

8' 5" x 7' 2" (2.57m x 2.18m)
Having a double glazed window to the rear elevation, carpet flooring and an electric heater.

Bedroom Three

8' 5" x 7' 4" (2.57m x 2.24m)
Having a double glazed window to the rear elevation and carpet flooring.

Bathroom

Having a double glazed window to the side elevation, vinyl flooring, low level W.C, wash hand basin and a bath with mixer taps and shower over.

Integral Garage

18' 9" x 8' 2" (5.71m x 2.49m)
Having up and over door.

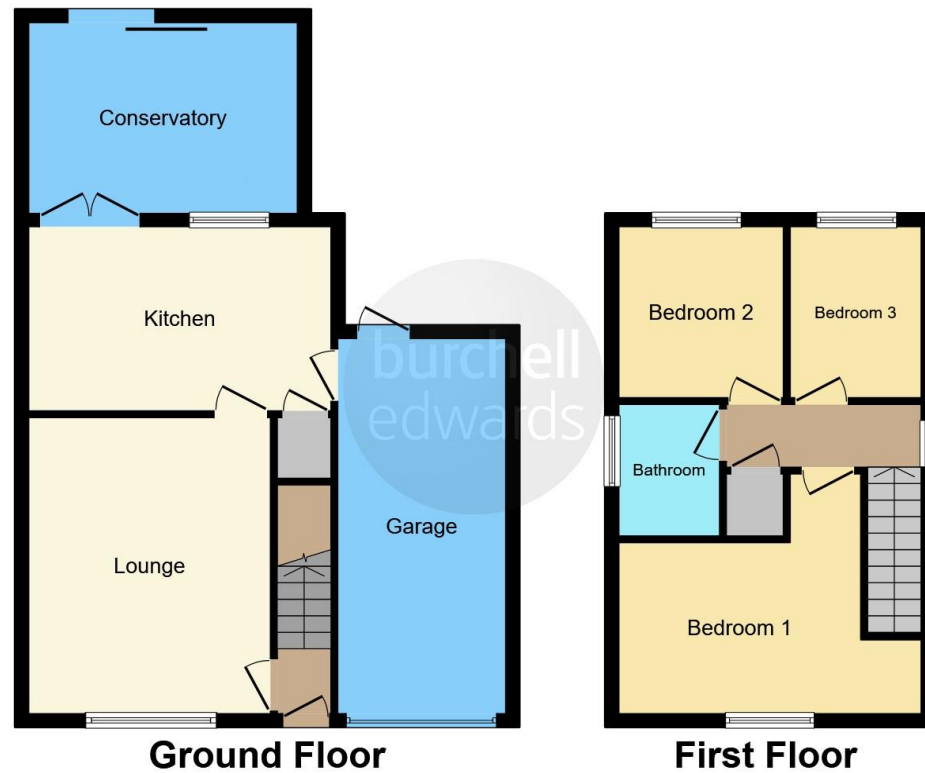
Outside

Externally to the front the property has a fore garden which has planting borders housing mature shrubbery and trees, also having a driveway. To the rear the garden benefits from a patio area perfect for alfresco dining, planting beds housing perennial plant, mature shrubbery, and trees









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.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: E

Tenure: Freehold

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