



New Road  
Ironville Nottingham

burchell  
edwards



# New Road Ironville Nottingham NG16 5PN

for sale offers in the region of  
**£250,000**



## Property Description

Situated on the popular New Road, Ironville, this well-presented three-bedroom semi-detached home offers spacious accommodation, ideal for families and buyers seeking a move-in-ready property.

The ground floor is centred around a generous open-plan kitchen/diner, creating a sociable space perfect for everyday living and entertaining. The kitchen features a range of matching wall and base units, an integrated fridge-freezer, ample appliance space and Velux windows allowing plenty of natural light. The adjoining living room benefits from a cosy log burner and useful storage cupboard, while a conservatory to the rear provides additional reception space overlooking the beautifully landscaped garden.

To the first floor are three well-proportioned bedrooms and a modern shower room featuring a walk-in rainfall shower, vanity wash basin and heated towel radiator.

A particular highlight of this home is the exceptional outdoor space. The attractive front garden is enclosed by mature hedging and complemented by established trees, shrubs and colourful planting. To the rear, the thoughtfully landscaped garden has been designed for low-maintenance enjoyment, featuring a generous paved patio, covered seating area and attractive timber garden room. Mature hedging provides excellent privacy, while decorative gravel borders and established planting add year-round interest. A newly laid resin driveway provides off-road parking and access to a single garage.

A beautiful stylish home!

## Living Room

Double glazed window to the front elevation, fitted carpet flooring and wall mounted radiator. A feature log burner creates a cosy focal point, while an understairs storage cupboard provides practical storage. Open access leads through to the kitchen/diner, creating a spacious and sociable ground floor layout. Entrance door to the front elevation.

## Kitchen / Diner

Fitted with a range of matching wall and base units incorporating a composite sink and drainer with tiled splashbacks. Laminate flooring throughout and open-plan access to the dining area. Space for an oven, washing machine, dishwasher and tumble dryer, with an integrated fridge-freezer. Benefiting from spotlights, double glazed windows to the side and rear elevations, Velux windows and housing the boiler. Door leading through to the rear porch.

## Conservatory

A bright additional reception space featuring tiled flooring, wall mounted radiator and double glazed windows to the side and rear elevations. Door providing access to the rear garden.

## Wc

Fitted with a low-level WC and laminate flooring.

## Rear Porch

Useful transitional space with window and doors providing access to both the rear garden and ground floor WC.

## First Floor Landing

Carpet flooring with attractive wood panelling and access to all first-floor accommodation.

## Bedroom One

Double glazed window to the front elevation, laminate flooring and wall mounted radiator. Featuring fitted wardrobes and decorative wooden panelling.

## Bedroom Two

Double glazed window to the rear elevation, laminate flooring and wall mounted radiator.

## Bedroom Three

Double glazed window to the front elevation, laminate flooring and wall mounted radiator.

## Bathroom

Modern suite comprising a low-level WC and vanity wash hand basin. Walk-in shower enclosure with rainfall shower, tiled splashbacks and vinyl flooring. Heated towel radiator and opaque double glazed window to the rear elevation.

## Garage

Single garage located to the rear of the property with up-and-over door.

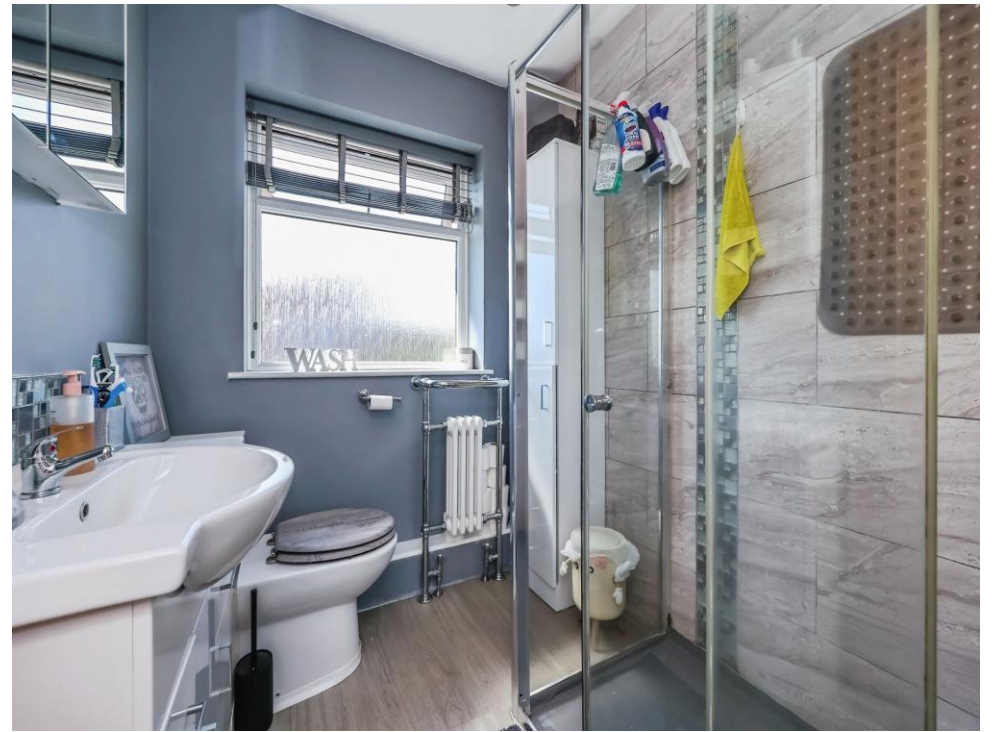
## Externals

To the front, the property enjoys a mature and private garden enclosed by neatly trimmed hedges, with a gravel pathway leading to the entrance. Established silver birch trees, lavender, shrubs and flower beds create a charming cottage-style setting with excellent kerb appeal.

The rear garden has been thoughtfully landscaped to provide a stylish and low-maintenance outdoor environment. A generous paved patio offers ample space for seating and entertaining, complemented by a covered seating area and attractive timber garden room. Mature hedging provides excellent privacy, while decorative gravel borders and established planting add year-round interest. A newly laid resin driveway provides off-road parking and access to the single garage.



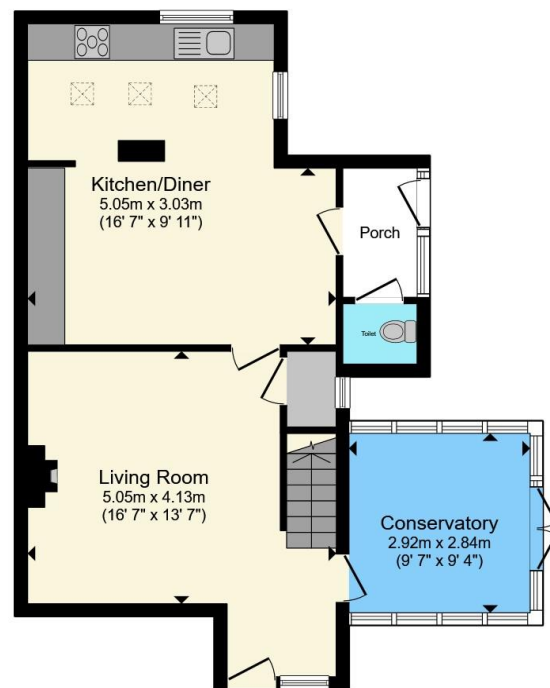




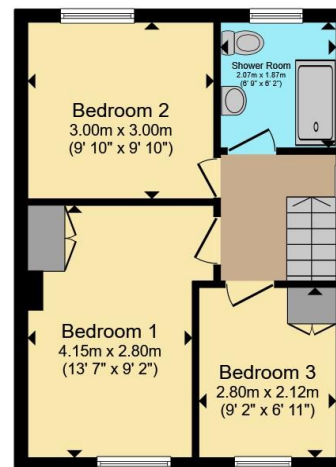








**Ground Floor**



**First Floor**

Total floor area 93.2 m<sup>2</sup> (1,003 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
NOTTINGHAM NG16 3GD

EPC Rating: B Council Tax  
Band: B

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/EWD207823](http://burchelledwards.co.uk/Property/EWD207823)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EWD207823 - 0004