



**29 Cheviot Avenue, Codnor Park, Ironville,  
Nottingham, NG16 5QQ**

**£270,000**

Tucked away in a peaceful cul-de-sac is this beautifully maintained three bedroom detached home, complete with off street parking and an integral garage. Perfect for families, first-time movers or those simply seeking a comfortable, well-presented home in a quiet setting.

INTERNALLY, the accommodation comprises an entrance porchway leading into a welcoming living room with bay window. An inner hallway provides access to the guest WC and a modern fitted dining kitchen, which opens into a bright and relaxing garden room overlooking the rear garden.

To the first floor, there is a contemporary three-piece family bathroom, a master bedroom with fitted wardrobes and en-suite shower room, and two further well-proportioned bedrooms.

EXTERNALLY, the property offers off street parking to the front along with access to the garage. Gated side access leads to the enclosed rear garden, offering a private space to sit out and enjoy. The property is located at the end of a quiet cul-de-sac with easy access to Codnor Reservoir.

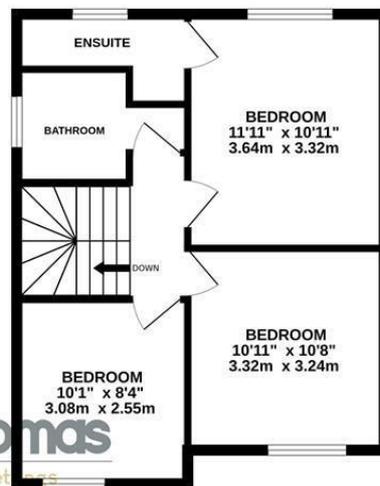
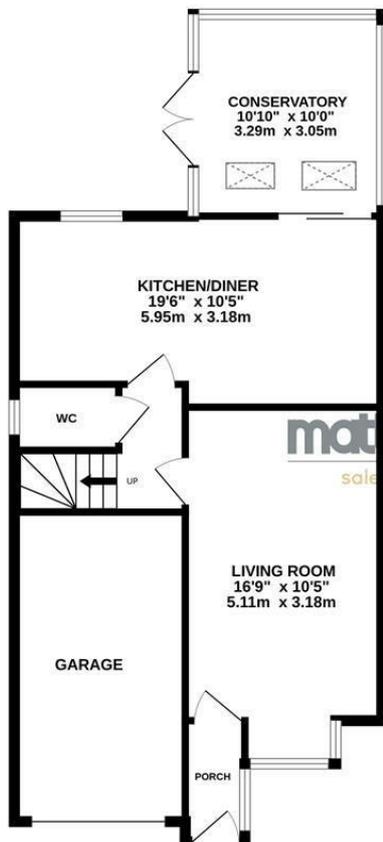




- Detached house
- En suite shower room
- Enclosed garden
- Garden room
- Three well sized bedrooms
- Off street parking for 3 vehicles & garage
- Modern dining kitchen
- Guest WC

GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1190 sq.ft. (110.5 sq.m.) approx.

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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