

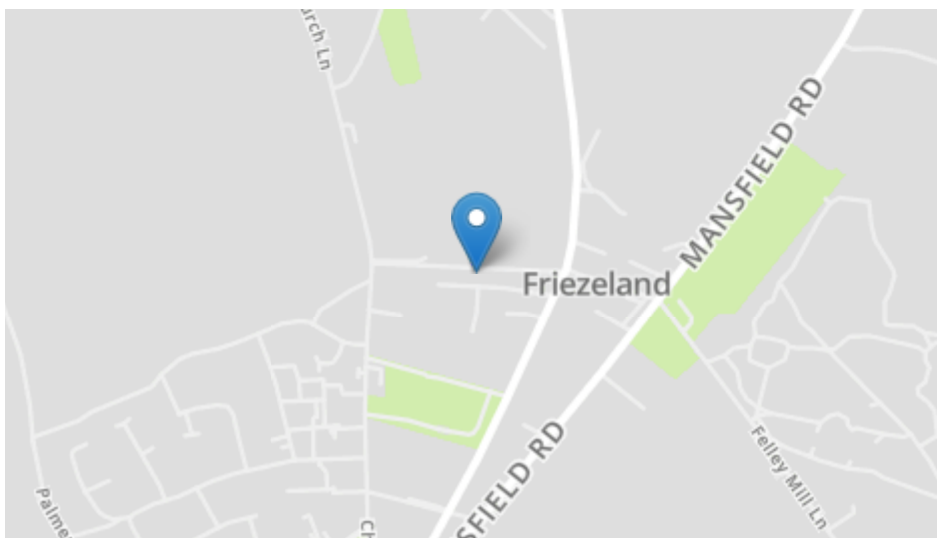
22 Beech Road, Underwood, Nottingham, NG16 5FZ

Offers in Region of £300,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached House
- 3 Bedrooms
- 3 Reception Rooms
- Driveway & Garage
- Low Maintenance Rear Garden
- Desirable Cul De Sac Location
- Ease of Access to M1
- Fully Renovated Throughout

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 25177749

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** LIVE THE QUIET LIFE *** This 3 bedroom detached home sits at the end of a quiet cul-de-sac near Bagthorpe village. This double fronted fully refurbished property offers spacious rooms, rarely found in terrace houses and with the added bonus of a driveway and garage. The versatile accommodation comprises in brief: entrance hall, newly fitted kitchen, lounge, dining room with french doors & sitting room (which could be used as a bedroom) On the first floor the landing leads to three bedrooms & the bathroom. Outside, the low maintenance rear garden is paved and a driveway to the front of the property provides off road parking & leads to a single detached garage. The popular village of Underwood provides easy access to Junction 27 of the M1 & is just a short drive from the wide range of amenities in nearby Eastwood Town Centre. Local schools include the Underwood Church of England Primary School which is within walking distance and pet owners will particularly love the accessible countryside walks. With so many boxes ticked, all that's left to do is book your viewing!

Ground Floor

Storm Porch

Door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator & doors to all ground floor rooms.

Lounge

4.74m x 3.62m (15' 7" x 11' 11") UPVC double glazed window to the front, Inglenook fireplace with inset multifuel burner and radiator.

Sitting Room

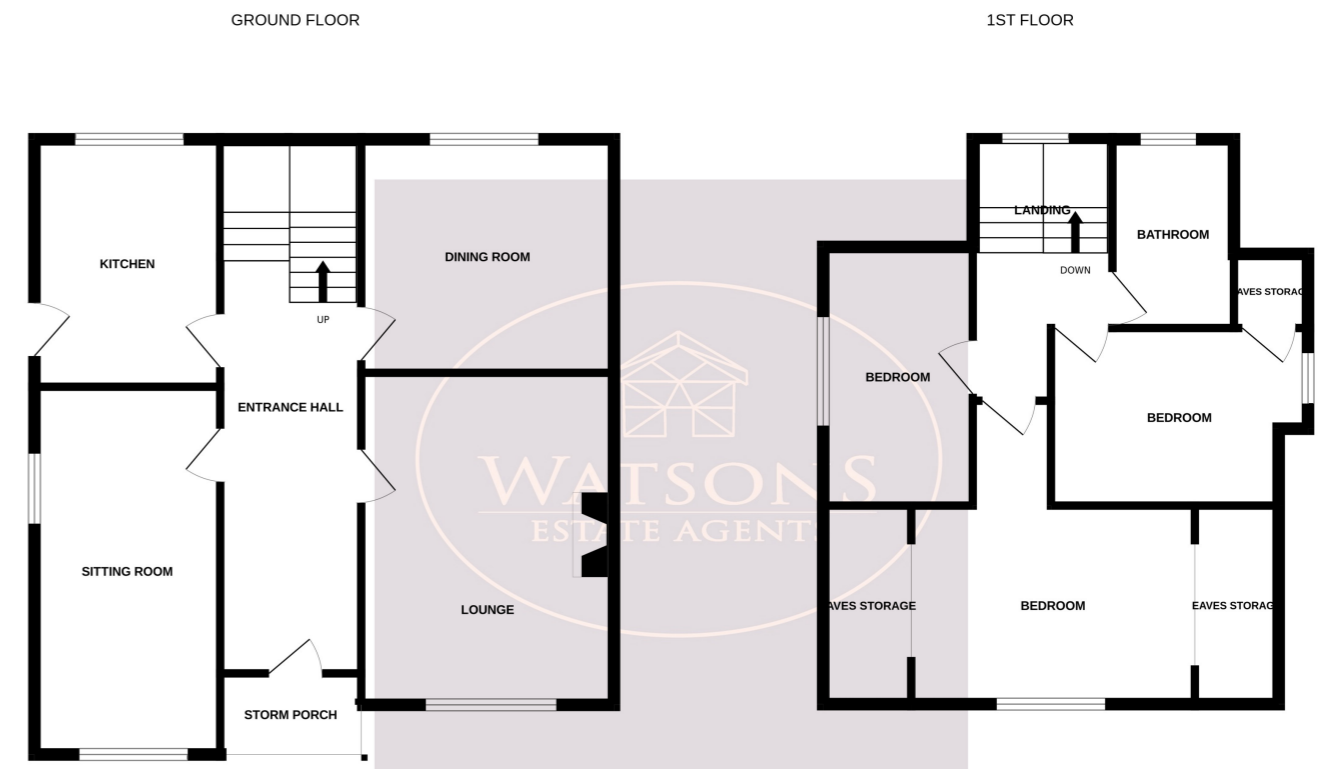
5.27m x 2.58m (17' 3" x 8' 6") UPVC double glazed window to the side, radiator & double glazed French doors to the front.

Dining Room

3.64m x 3.33m (11' 11" x 10' 11") UPVC double glazed window to the rear, radiator.

Kitchen

3.54m x 2.11m (11' 7" x 6' 11") A range of matching wall & base units, wooden work surfaces incorporating a one & a half bowl sink & drainer unit. Integrated appliances to include electric oven, grill, electric hob, fridge & dishwasher. Plumbing for washing machine, UPVC double glazed window to the rear & external door to the side. Vertical radiator and tiled flooring.



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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First Floor

Galleried Landing

UPVC double glazed window to the side half way up, access to the attic. Doors to all bedrooms and bathroom.

Bedroom 1

4.06m x 2.85m (13' 4" x 9' 4") UPVC double glazed window to the front, radiator, storage cupboard & eaves storage space.

Bedroom 2

3.64m (max) x 2.5m (11' 11" x 8' 2") UPVC double glazed window to the side, storage cupboard housing the boiler, radiator.

Bedroom 3

3.54m x 2.13m (11' 7" x 7' 0") UPVC double glazed window to the side, radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit & bath with hand held mixer shower. Extractor fan, radiator, uPVC double glazed window to the rear, airing cupboard housing the hot water tank.

Outside

The low maintenance rear garden is paved with hedge and timber fencing to the perimeter with gated access to the side. To the front of the property double wrought iron gates open onto a block paved driveway which provides off road parking & leads to the single garage. There is also an artificial lawn with plant & shrub borders and a boundary wall with hedging.