

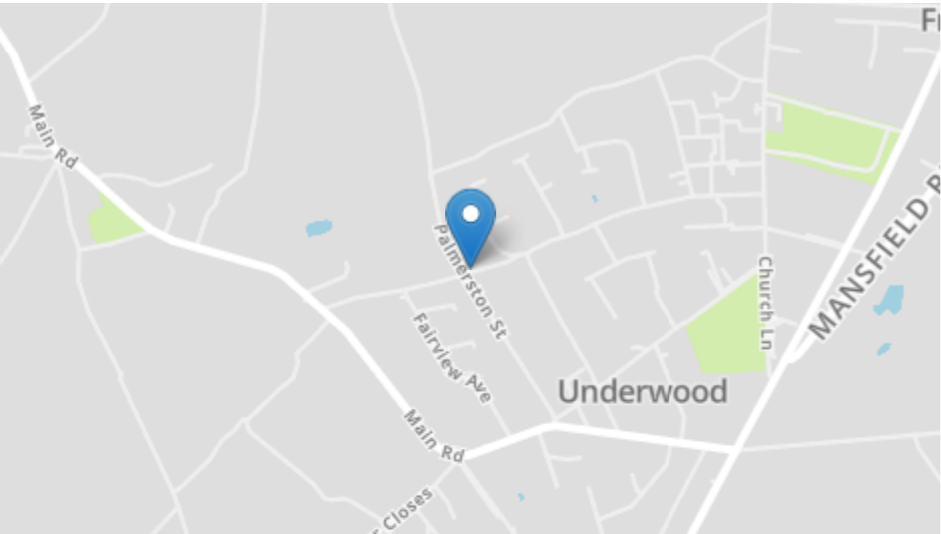
Palmerston Street, Underwood, NG16 5GL

£325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	82
England, Scotland & Wales		EU Directive 2002/91/EC



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 - 29727132

- Detached Family Home
- Three Double Bedrooms To First Floor
- Bedroom/Study To Ground Floor
- Spacious Lounge
- Open Plan Dining Room & Kitchen
- Three Piece Bathroom Suite
- Ground Floor WC & Ensuite To Primary Bedroom
- Original Features Throughout
- Detached Garage & Generous Enclosed Rear Garden

Our Seller says....

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



\*\*\* INTRODUCING 'THE WILLOWS' \*\*\* This exceptional 3 bed detached home located in the well regarded village of Underwood, enjoys countryside surroundings without being too cut off from amenities. The accommodation has been cosmetically upgraded & particularly well maintained, comprising in brief: a generous open plan dining kitchen running from front to back, inner hallway to lounge, wc and study which could also be used as a further bedroom. Upstairs, the landing leads to 3 DOUBLE bedrooms (en suite to primary) and a superb family shower room. The generous plot gives a great lawned garden with a high level of privacy, lovely patio are and a detached garage. Families just have to see the space on offer - call us on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Kitchen

3.66m x 3.63m (12' 0" x 11' 11") Composite entrance door, uPVC double glazed window to the front, original wooden flooring and original ceiling beams. A range of matching wall and and base units with solid wood worksurfaces with inset 1.5 stainless steel sink & drainer unit. Integrated appliances including a range cooker, microwave, washing machine and dishwasher and open access to the dining area.

Dining Area

3.68m x 3.67m (12' 1" x 12' 0") UPVC double glazed window to the rear, original wooden flooring, original ceiling beams, space for fridge freezer, and door to hallway.

Hallway

Stairs to first floor, door to rear garden, study/bedroom, ground floor WC, lounge and dining room.

Lounge

4.79m x 3.60m (15' 9" x 11' 10") Two uPVC double glazed windows to the front, original ceiling beams, feature fireplace, and two radiators.

WC

WC, vanity sink with storage under, partially tiled walls, obscured uPVC double glazed window to the side and traditional radiator.

Study/Bedroom 4

2.84m x 2.44m (9' 4" x 8' 0") UPVC double glazed window to the rear, laminate wood flooring and radiator.

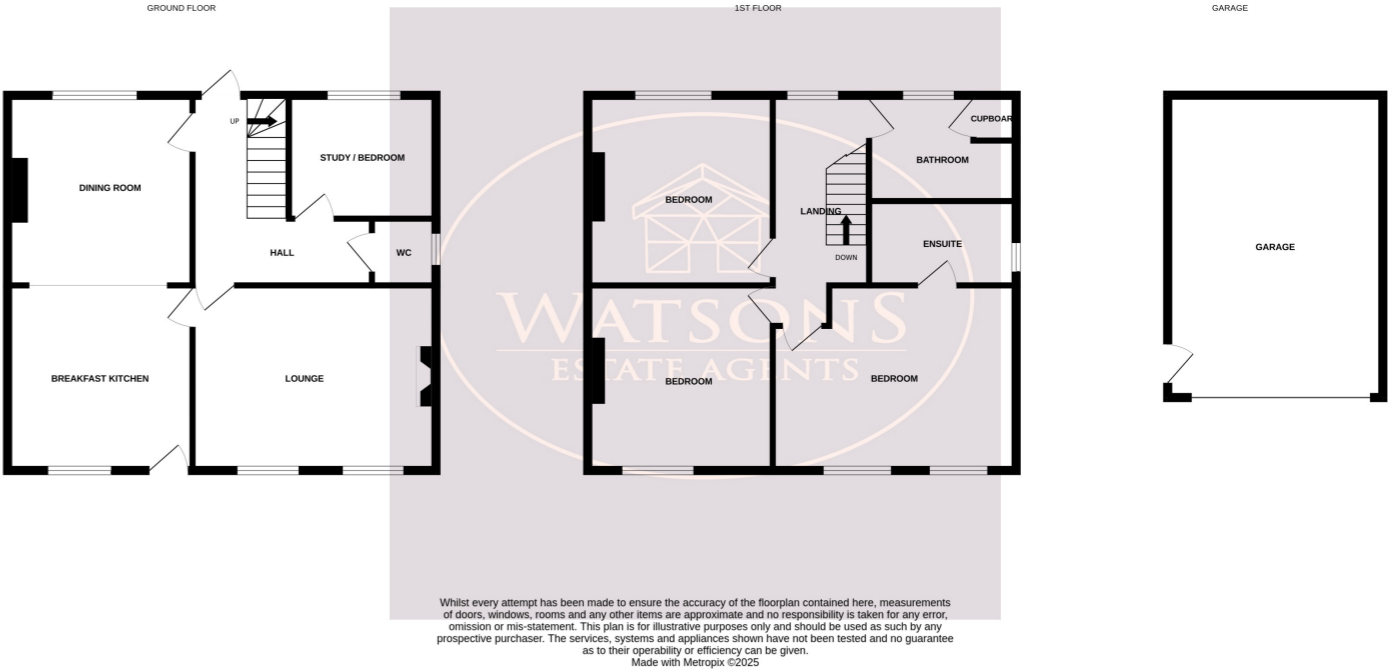
First Floor

First Floor Landing

UPVC double glazed window to the rear, access to partially boarded attic fitted with power, radiator and doors to three bedrooms and bathroom.

Bedroom 1

4.54m x 3.63m (14' 11" x 11' 11") Two uPVC double glazed windows to the front, radiator, fitted wardrobe with sliding door and door to ensuite.



En Suite

White three piece suite comprising wc, wall mounted sink and mains fed cubicle shower. Traditional radiator, obscured uPVC double glazed window to the side, extractor fan and ceiling spotlights.

Bedroom 2

3.64m x 3.63m (11' 11" x 11' 11") UPVC double glazed window to the front and radiator.

Bedroom 3

3.75m x 3.65m (12' 4" x 12' 0") UPVC double glazed window to the rear and radiator.

Bathroom

White three piece suite comprising wc, vanity sink and panel bath with mains fed shower over. Obscured uPVC double glazed window to the rear, airing cupboard housing combination boiler and traditional radiator.

Garage

5.96m x 4.27m (19' 7" x 14' 0") Detached single garage fitted with power and up & over doors.

Outside

To the front of the property is a pathway to the entrance door palisaded by brick walls with wrought iron railing details and to the side of the property is a gravel driveway leading to timber double gates to the detached garage and rear garden. The rear garden features a paved seating area with gravel flower bed borders, leading to a gravel area, turfed lawn and second paved seating area; detached garage and raised turfed lawn area, enclosed by a mixture of well established hedges and brick walls.

\*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the bathroom, it is four years old and was last serviced in April 2025.