

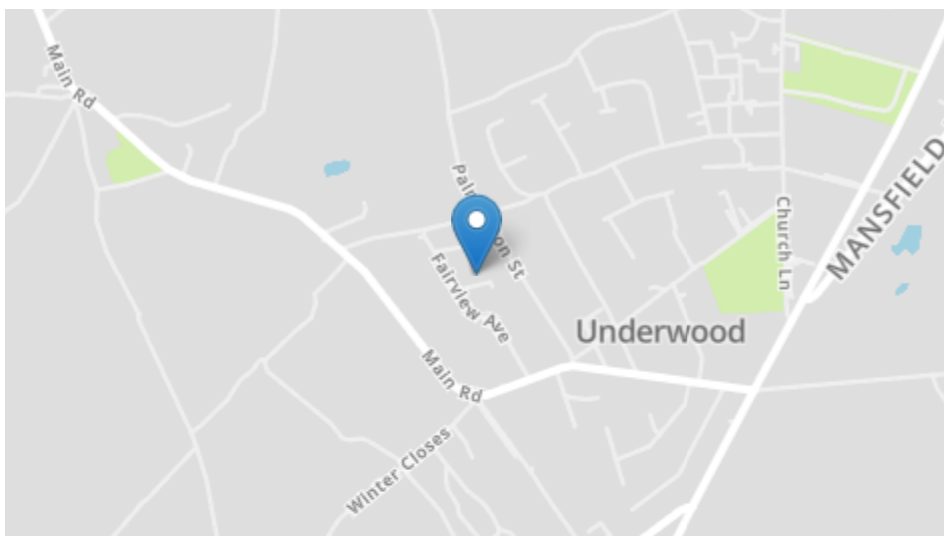
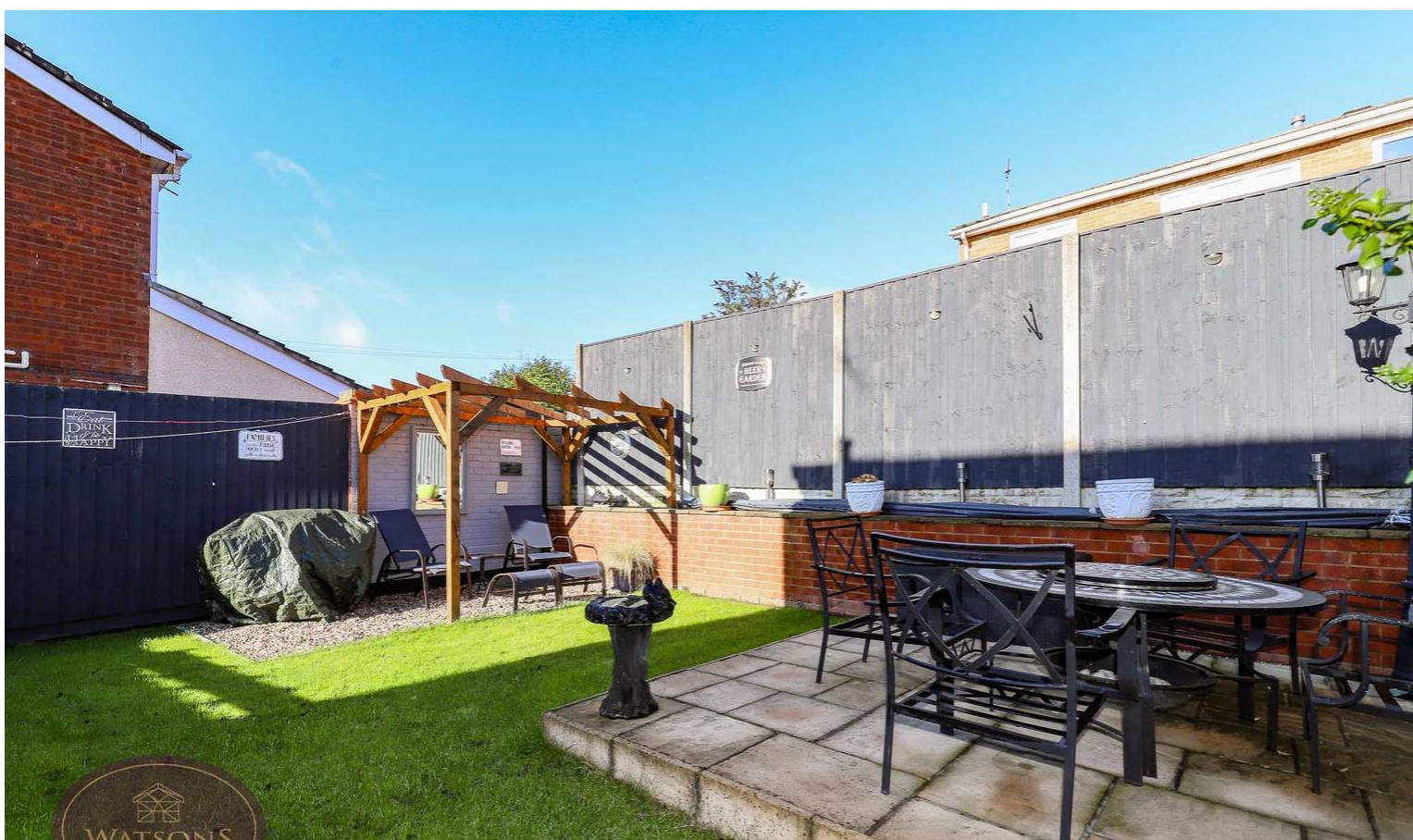
Primrose Avenue, Underwood, NG16 5FY

Offers Over £220,000



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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			
		73	87
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 - 27496755

Our Seller says....

- Semi Detached House
- 3 Bedrooms
- Open Plan Kitchen Diner
- Conservatory
- Newly Fitted Bathroom
- Off Road Parking & Garage
- Low Maintenance Rear Garden
- Semi Rural Location
- Ease Of Access to M1

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



\*\*\* YOU'LL BE GLAD YOU CHOSE PRIMROSE! \*\*\* This 3 bed semi is located on a particularly appealing cul-de-sac in the village of Underwood. Having recently undergone some refurbishment, it is well presented throughout and viewing is HIGHLY RECOMMENDED. In brief, the accommodation comprises: entrance hall, lounge, dining area, kitchen, conservatory. Landing to the 3 bedrooms and a recently refitted family bathroom. Other recent improvements include uPVC windows and combination boiler for peace of mind. Outside, the appealing lawned rear is fairly low maintenance and there is good off street parking with a driveway running alongside the property which leads to a garage with remote controlled roll-up door and sliding door access to the rear garden. The village of Underwood is approx 15 minute drive from the M1 motorway and local amenities include schools, Post Office and pub/restaurant. Call our sales team today to arrange a viewing.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door, wood effect laminate flooring, stairs to the first floor and door to the lounge.

### Lounge

3.57m x 3.34m (11' 9" x 10' 11") UPVC double glazed bay window to the front, radiator and open to the dining area.

### Dining Area

3.15m x 2.34m (10' 4" x 7' 8") UPVC double glazed French doors leading to the conservatory and door to the kitchen. Radiator.

### Kitchen

3.04m x 2.74m (10' 0" x 9' 0") A range of matching high gloss wall & base units, work surfaces incorporating a inset one & a quarter bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over and dishwasher. Breakfast bar, cupboard housing the boiler, radiator and uPVC double glazed window to the rear. Under stairs storage and door to the garage.

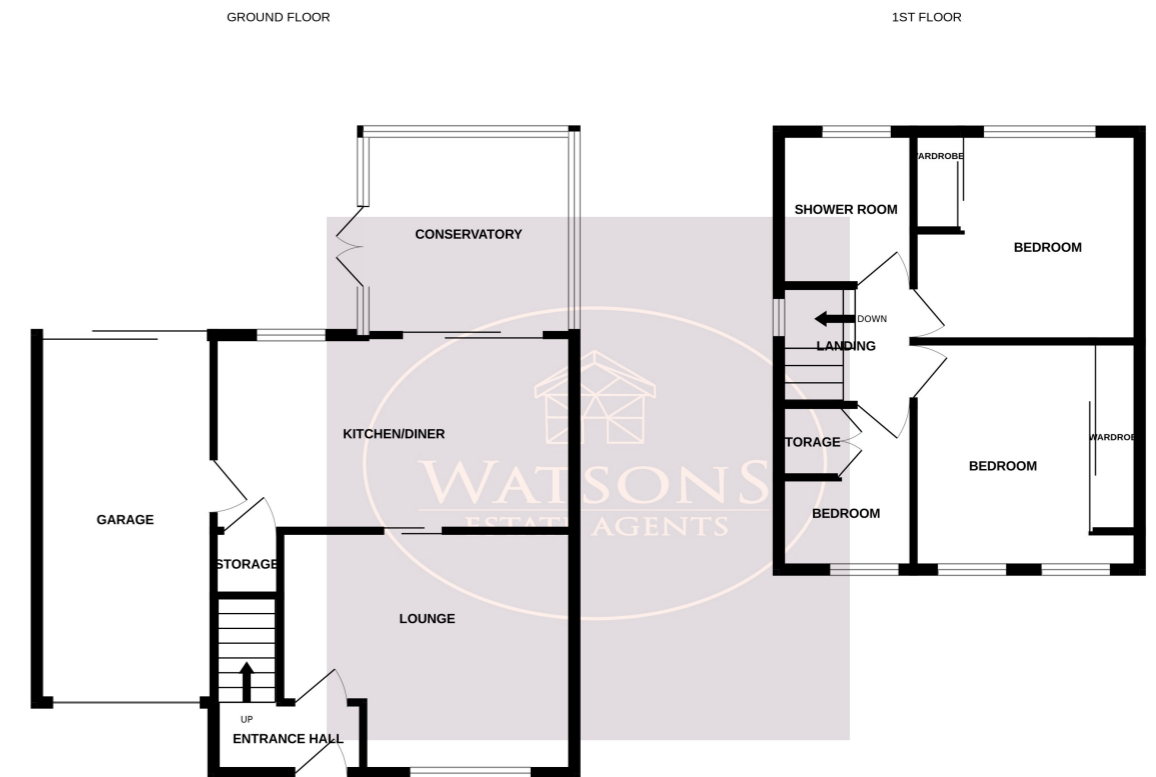
### Conservatory

3.06m x 2.54m (10' 0" x 8' 4") Brick & uPVC double glazed construction, wood effect laminate flooring, radiator and French doors leading to the rear garden.

## First Floor

### Landing

Obscured uPVC double glazed window to the side, access to the attic and doors to all bedrooms and bathroom.



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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### Bedroom 1

3.39m x 3.14m (11' 1" x 10' 4") 2 uPVC double glazed windows to the front, sliding door wardrobes and radiator.

### Bedroom 2

3.28m x 3.22m (10' 9" x 10' 7") UPVC double glazed window to the rear, sliding door wardrobes and radiator.

### Bedroom 3

2.1m x 1.24m (6' 11" x 4' 1") UPVC double glazed window to the front, built in storage cupboard & wardrobe and radiator.

### Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower over. Airing cupboard housing the hot water tank, vertical radiator and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property, a concrete driveway provides ample off road parking and leads to the single garage with remote controlled roll up door, plumbing for washing machine, 2 taps and uPVC sliding patio doors leading to the rear garden. The low maintenance rear garden comprises a well maintained lawn, paved patio seating area and a gravel section with uncovered pergola. The garden is enclosed by timber fencing to the perimeter.