

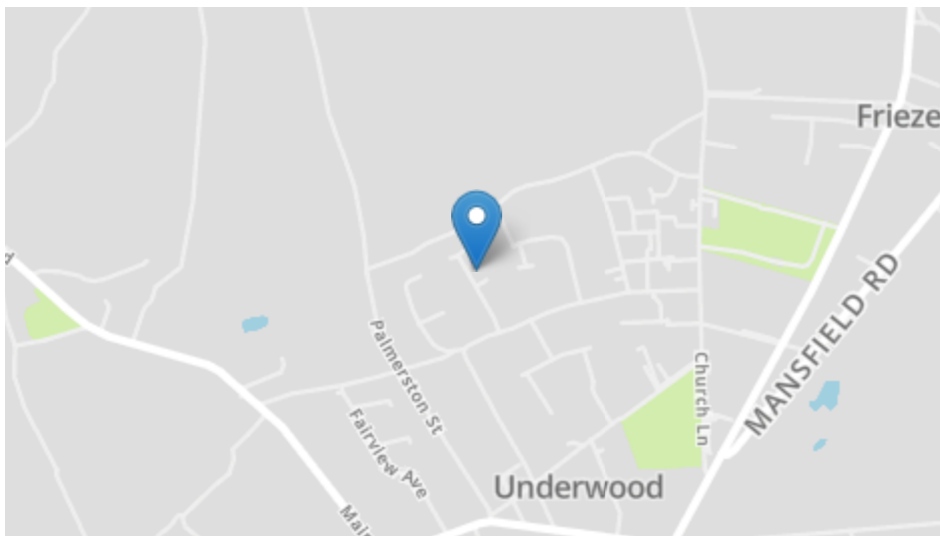
Ashbourne Road, Underwood, NG16 5EH

Offers Over £290,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Shower Room
- Driveway & Garage
- Quiet Cul De Sac Location
- Private Rear Garden With Open Views
- Ease Of Access To M1
- No Upward Chain

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 - 26769365

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



*** THE SEARCH FOR YOUR FOREVER HOME STOPS HERE! *** Not only is this spacious bungalow nestled at the end of a quiet cul-de-sac in Underwood, it offers great space and has jaw-dropping views to the rear. With NO UPWARD CHAIN, it just awaits the next lucky owner to make it theirs. The accommodation in brief comprises: porch, lounge, dining area, dining kitchen, inner hall to the 3 DOUBLE bedrooms and shower room. Outside, this plot provides a good amount of off street parking to the front, whilst the landscaped rear is a sight to behold with views over the adjoining countryside. Underwood is a desirable village within 10km Northwest of Nottingham and there is easy access to J27 of the M1 motorway. Viewing is highly recommended, so call our sales team now to arrange an appointment.

Porch

Entrance door to the front and door to the lounge

Lounge

5.34m x 3.96m (17' 6" x 13' 0") UPVC double glazed bay window to the front, brick built fire place with inset space for fire, open to the dining area, door to the breakfast kitchen and door to the inner hall.

Dining Area

3.23m x 2.44m (10' 7" x 8' 0") uPVC double glazed French doors to the rear garden, radiator

Dining Kitchen

3.26m x 3.24m (10' 8" x 10' 8") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl ceramic sink. Integrated electric oven & hob with extractor over. Plumbing for washing machine, radiator, uPVC double glazed window to the rear and door to the rear.

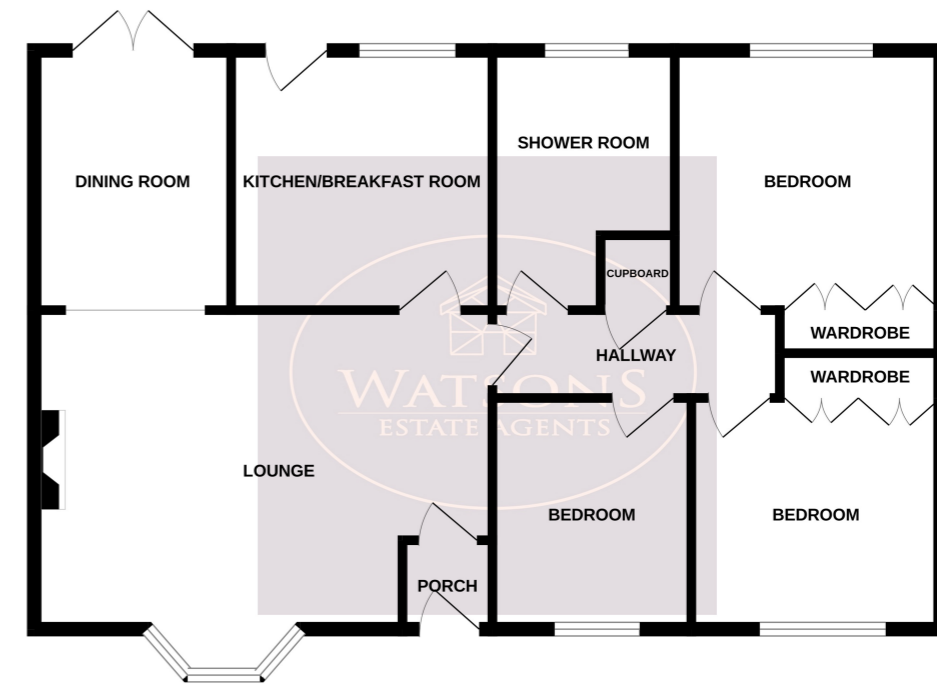
Inner Hall

Doors to all bedrooms and shower room. Radiator.

Bedroom 1

3.97m x 2.95m (13' 0" x 9' 8") UPVC double glazed window to the rear, fitted wardrobe and radiator.

GROUND FLOOR



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 2

2.99m x 2.95m (9' 10" x 9' 8") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 3

2.98m x 2.47m (9' 9" x 8' 1") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are gravel beds with a range of mature plants & shrubs. A tarmac driveway provides ample off road parking and leads to the detached garage with up & over door and power. The rear garden offers a good level of privacy with open views over nearby countryside and comprises a paved patio, flower bed borders with a range of plants & shrubs and is enclosed by hedge & timber fencing to the perimeter with gated access to the side.