

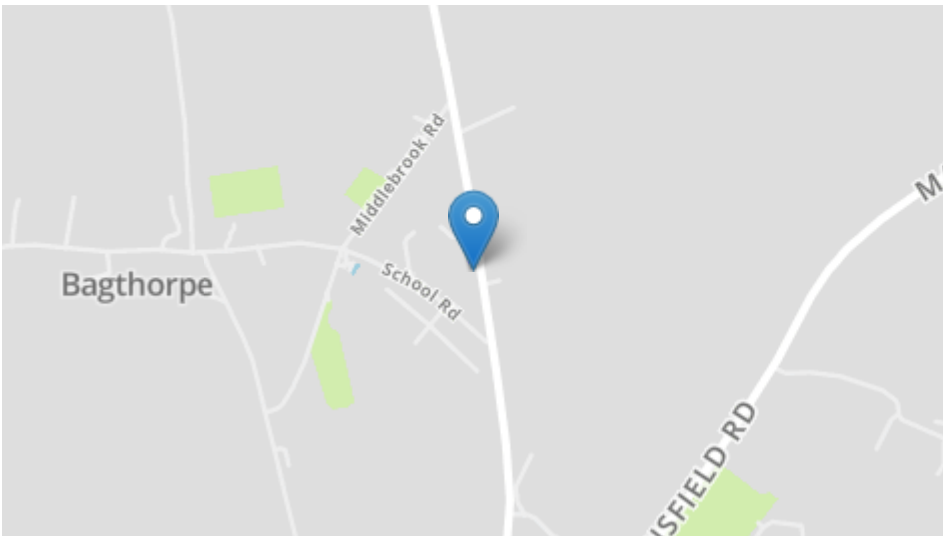
Alfreton Road, Underwood, NG16 5GX

£200,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 - 29014503



- Mid Terrace House
- 3 Bedroom
- Lounge
- Modern Fitted Dining Kitchen
- Well Presented Throughout
- Generous Rear Garden
- Countryside Views
- School Catchment Area
- Country Walks & Good Travel Links

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
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*** LOVELY VIEWS, LOVELY GARDEN, LOVELY HOME! *** Accurately sums up this charming 3 bedroom property! You will be very pleased to find a generous garden and private driveway at the rear of this lovely house. Internally the accommodation is just as special, boasting well presented living room, modern kitchen/diner, 3 bedrooms and a beautiful bathroom. Located in a very desirable area with great road links to the M1 at junction 27 and close to Bagthorpe Village with many fabulous country walks and pubs nearby this is a rare opportunity to pick up you very own slice of country life! So, if you are looking for any or all of these things call us now to book a viewing!

Ground Floor

Lounge

3.52m x 3.90m (11' 7" x 12' 10") UPVC entrance door, feature fireplace, built in media wall unit, wood laminate flooring, uPVC double glazed window to the front, radiator and door to dining breakfast kitchen.

Dining Breakfast Kitchen

3m x 3.90m (9' 10" x 12' 10") A range of matching wall & base units with laminated wood work surfaces incorporating an inset 1.5 bowl stainless steal sink & drainer unit. Integrated appliances including electric oven, 5 ring gas hob with extractor over, microwave, fridge freezer, wine cooler, washing machine and dishwasher. Tiled flooring, partially tiled walls, ceiling spotlights, radiator, uPVC double glazed window to the rear, door to rear garden and door to stairs leading to the first floor.

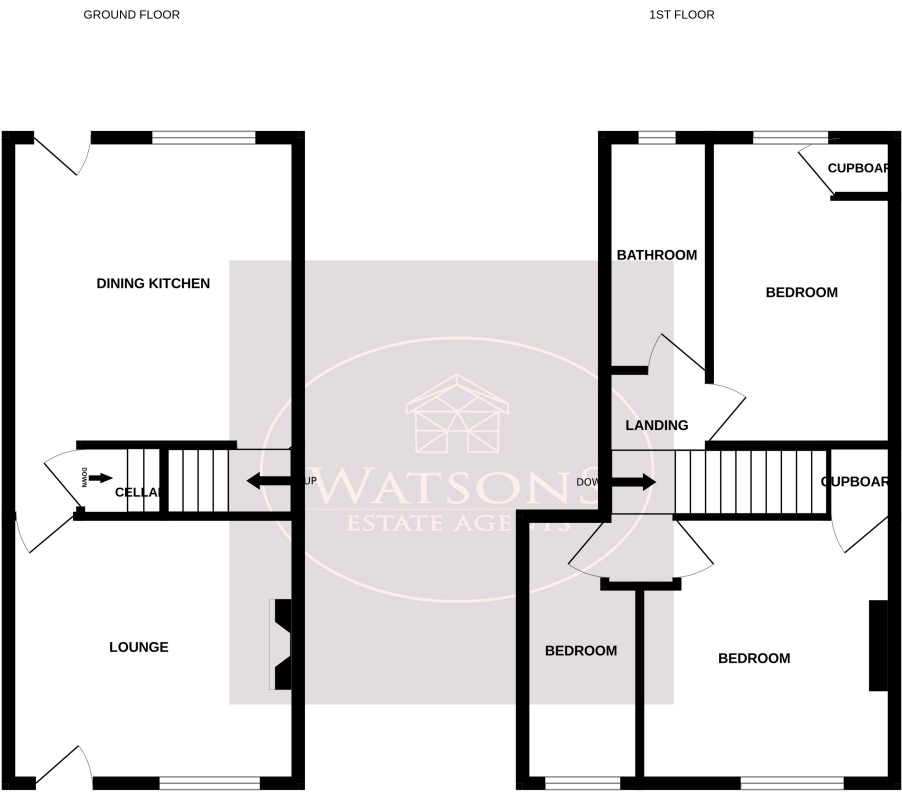
First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom 1

3.51m x 3.38m (11' 6" x 11' 1") UPVC double glazed window to the front, storage cupboard and radiator.



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

3.87m x 2.47m (12' 8" x 8' 1") UPVC double glazed widow to the rear and radiator.

Bedroom 3

3.67m x 1.52m (12' 0" x 5' 0") UPVC double glazed window to the front, laminate wood flooring and radiator.

Bathroom

White 3 piece suite comprising wc, vanity sink, and panel bath with mains fed shower over. Heated towel rail, ceiling spotlights, tiled flooring and partially tiled walls and obscured uPVC double glazed window to the rear.

Outside

The front of the property features a gate with paved steps leading to the entrance enclosed by a brick wall. The rear garden comprises of a patio seating area, with paved stairs leading down towards a second patio area with multiple flower beds with a range of plants and shrubs. A turfed lawn, and path leading to a gate at the rear, housing an off road parking area.