

195 Plot to side of, Alfreton Road, Underwood, NG16 5GX

Offers Over £80,000

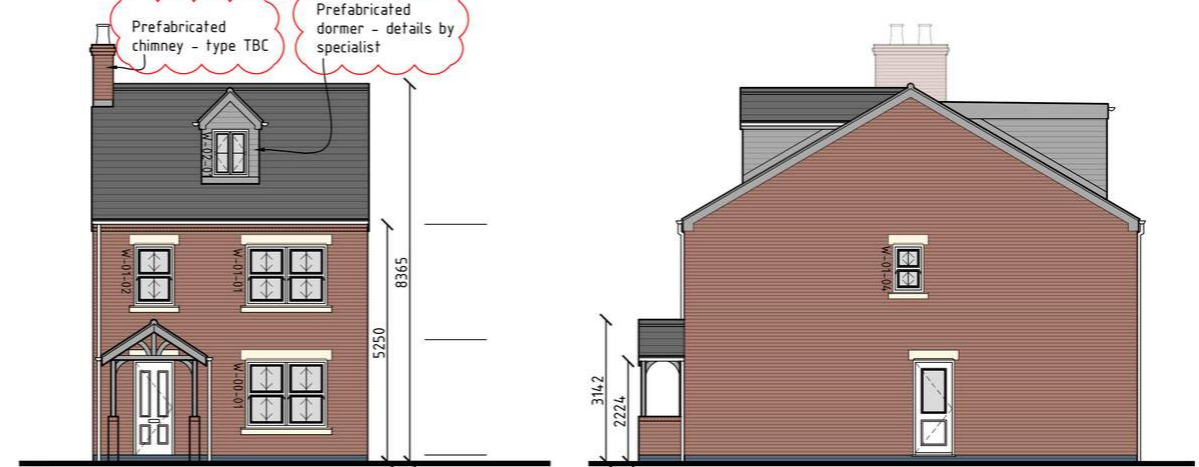


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ELEVATIONS SCALE 1:100



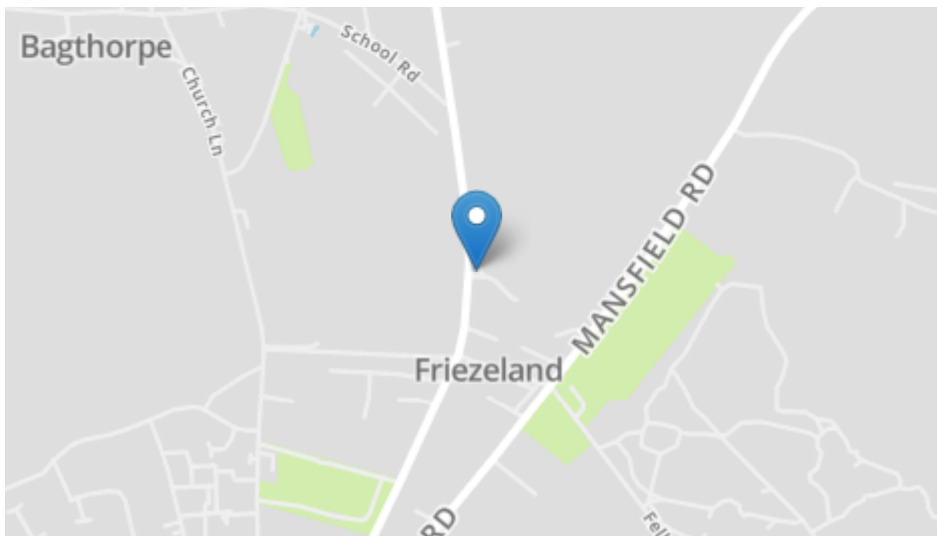
PROPOSED FRONT

PROPOSED SIDE



Our Seller says....

- Building Plot
- Planning Approved For 4 Bed Detached Home
- 3 Storey Accommodation
- Desirable Location
- Favoured School Catchment
- Some Ground Works Already Completed
- Call To Arrange Site Visit
- Potentially Lucrative Opportunity



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 - 26378614

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

*** ATTENTION INVESTORS & BUILDERS! *** An exciting opportunity has arisen to complete the building of this 4 bedroom detached family. The prime plot in Underwood will command an excellent resale value, and there is a significant margin for the right buyer looking to create their dream home.

Plans attached, but please call our sales team for more information and to arrange a site visit.

Proposed Ground Floor

Proposed Entrance Hall

4.3m x 1.3m (14' 1" x 4' 3") Stairs to the first floor and doors to the lounge, WC, utility and kitchen diner.

Proposed Lounge

3.8m x 3.6m (12' 6" x 11' 10") Radiator and UPVC double glazed window to the front.

Proposed WC

WC, wall mounted sink, chrome heated towel rail and extractor fan.

Proposed Utility Room

2.0m x 1.7m (6' 7" x 5' 7") Plumbing for washing machine and dryer, radiator and door to the side.

Proposed Kitchen Diner

5.4m x 3.5m (17' 9" x 11' 6") A range of matching wall & base units, space for cooker with extractor over. Central island with inset sink & drainer unit and offering further storage space. Radiator, ceiling spotlights, tiled flooring, uPVC double glazed window to the rear and French doors leading to the rear garden.

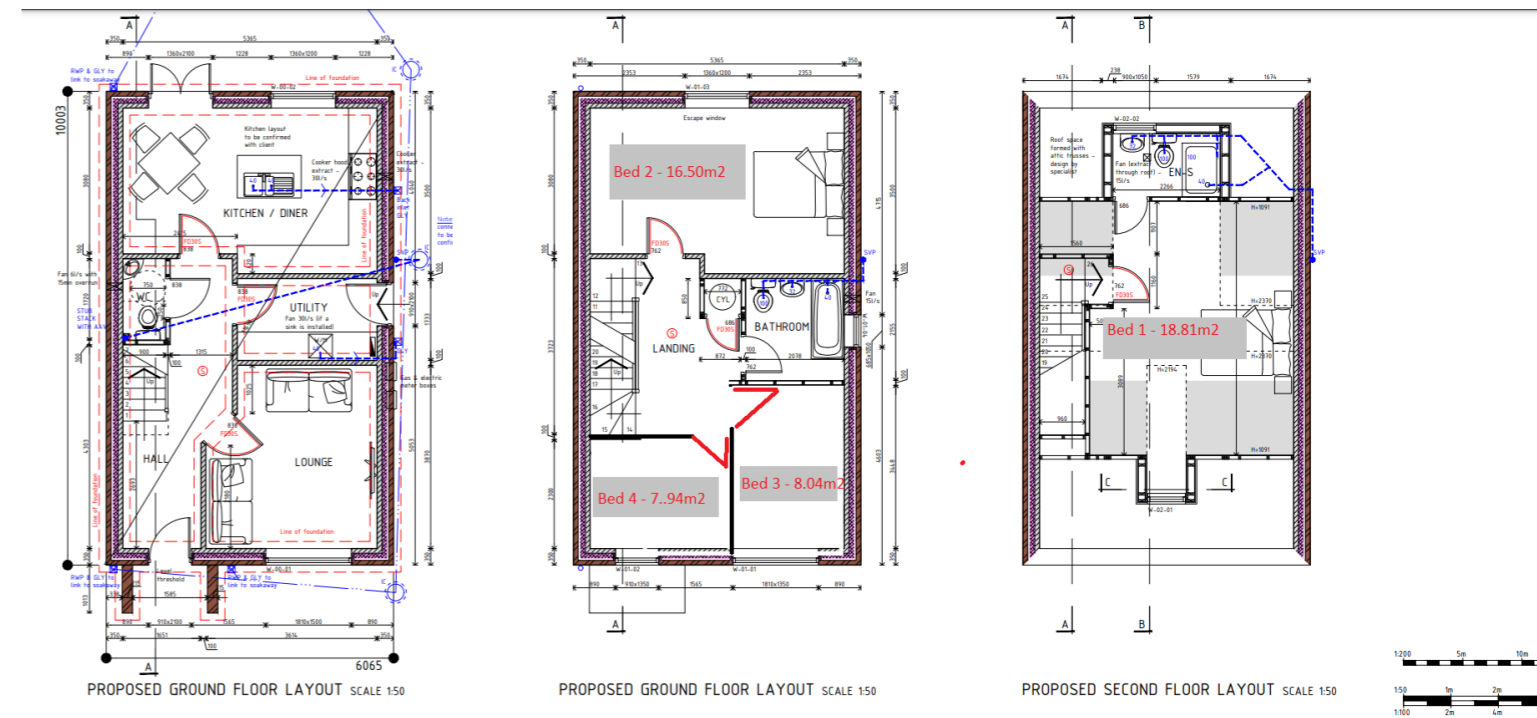
Proposed First Floor

Proposed First Floor Landing

Stairs to the second floor and doors to bedrooms 2, 3, 4 and family bathroom.

Proposed Bedroom 2

5.4m x 3.5m (17' 9" x 11' 6") Radiator and uPVC double glazed window to the rear.



Proposed Bedroom 3

3.4m x 1.8m (11' 2" x 5' 11") UPVC double glazed window to the front and radiator.

Bedroom 4

2.3m x 1.6m (7' 7" x 5' 3") Radiator and UPVC double glazed window to the front.

Proposed Bathroom

3 piece suite in white comprising WC, wall mounted sink & bath with shower over. Extractor fan, chrome heated towel rail and obscured uPVC double glazed window to the side.

PROPOSED SECOND FLOOR

Proposed Primary Bedroom

5.3m x 4.2m max (17' 5" x 13' 9") UPVC double glazed window to the front and radiator.

Proposed En Suite

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

Proposed Outside

To the front of the property is a turfed lawn. A gravel driveway running alongside the property provides ample off road parking with a turning area to the rear. The rear garden offers a good level of privacy and comprise a paved patio and turfed lawn. The garden is enclosed by timber fencing to the perimeter.