

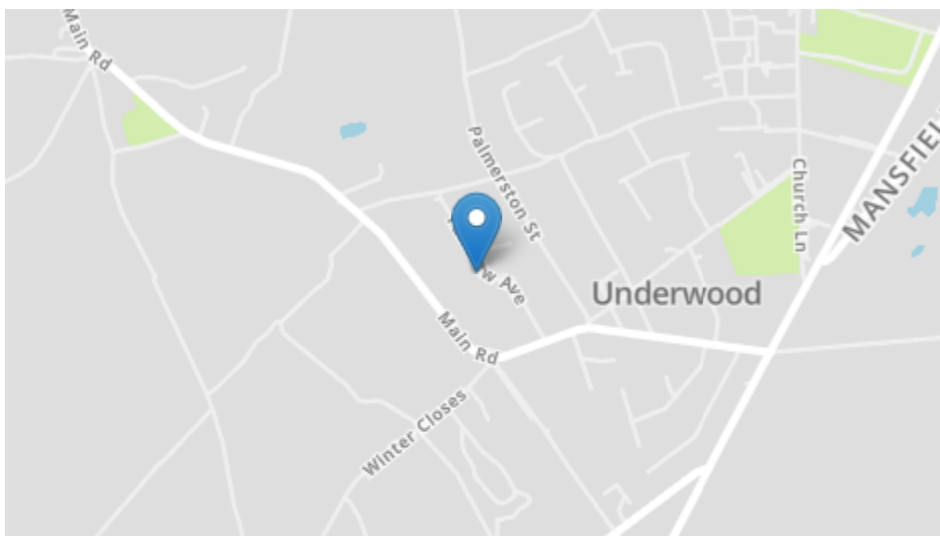
Fairview Avenue, Underwood, NG16 5GD

Offers Over £290,000

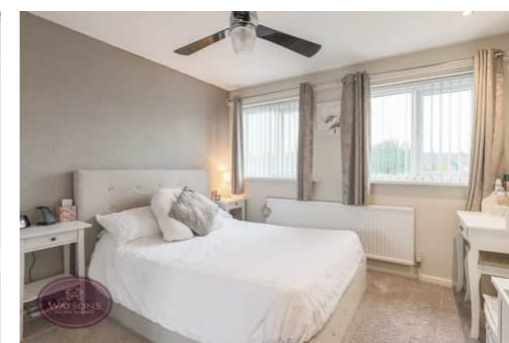


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	72	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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- Extended Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Open Plan Dining Kitchen & Family Room
- Outside WC, Utility Room & Office
- Outdoor Bar/Entertainment Space
- Ample Off Road Parking
- Ease Of Access to M1
- No upward chain

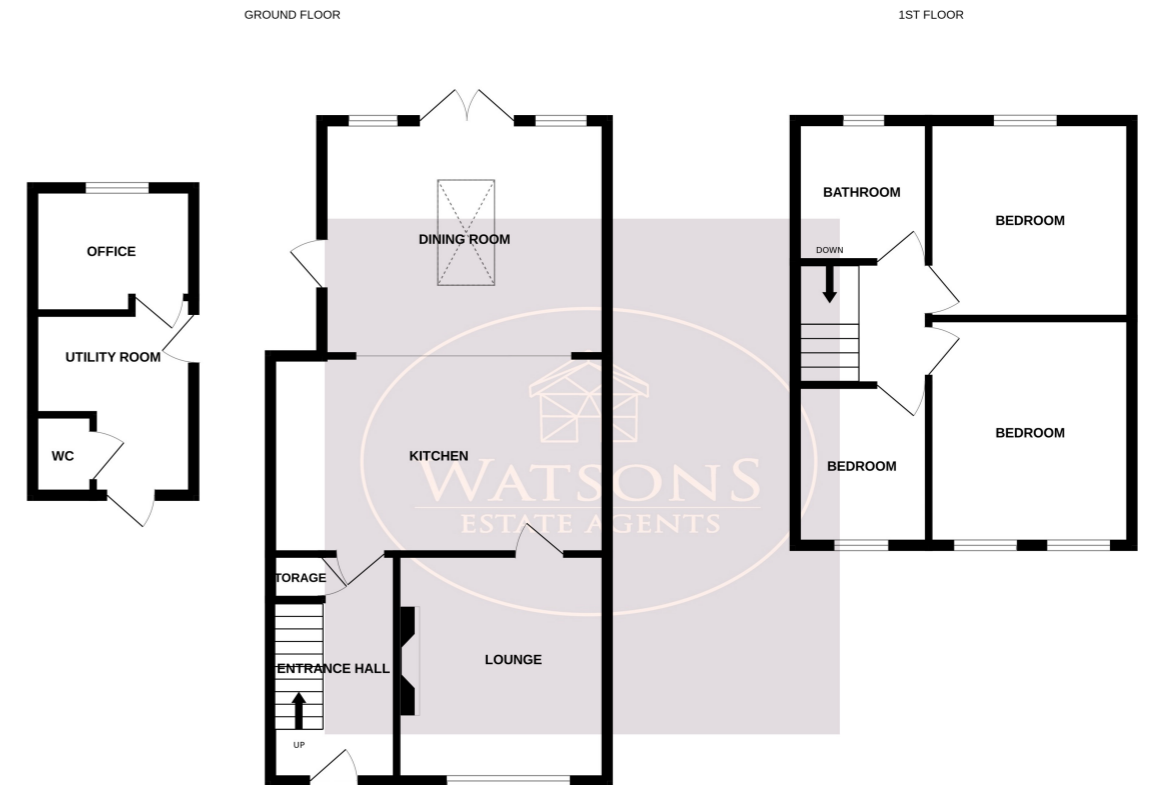
Our Seller says....

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**\*\*\* SOMETHING VERY SPECIAL \*\*\*** You can't fail to be impressed by this extended 3 bedroom detached home in the village of Underwood which has undergone a full refurbishment and is ready to move into. The property is highly recommended to be viewed internally to fully appreciate the size and composition on offer. Leading through from the entrance hall gives access to the stunning kitchen and rear dining area with island and sky lantern, to the front of the property a cosy lounge with inset media wall. To the first floor a landing giving access to three generous bedrooms and a three piece bathroom suite. To the outside a front garden with driveway providing off road parking and to the rear a landscaped enclosed garden. Converted garage including office, utility room and w/c. Fairview Avenue is just off Main Street which runs through the village of Underwood and is within walking distance to a number of village amenities including a convenience store and bus stops, along with the local village primary school. Dog owners and keen walkers will particularly appreciate the easy access to countryside walks and nature trails.

## Ground Floor

### Entrance Hall

Stairs to the first floor, under stairs storage cupboard and door to the kitchen.

### Lounge

3.62m x 3.36m (11' 11" x 11' 0") UPVC double glazed window to the front, feature media wall with inset space for TV and electric fire, feature LED lighting around the ceiling. Radiator.

### Kitchen

5.38m x 3.16m (17' 8" x 10' 4") A range of matching high gloss wall & base units with oak work surfaces. Integrated electric double oven & induction hob. Plumbing and wiring for an American style fridge freezer. Central island with inset sink & drainer unit, breakfast bar seating area and offering further storage space. Tiled flooring, ceiling spotlights, feature LED lights above the island, open to the dining area and door to the lounge.

### Dining Area

4.55m x 3.75m (14' 11" x 12' 4") 2 uPVC double glazed windows to the rear, sky lantern, ceiling spotlights, 2 contemporary vertical radiators, French doors leading to the rear garden and door to the side.

## First Floor

### Landing

Doors to all bedrooms and bathroom.

### Bedroom 1

3.62m x 3.25m (11' 11" x 10' 8") 2 uPVC double glazed windows to the front and radiator.

### Bedroom 2

3.25m x 3.16m (10' 8" x 10' 4") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.55m x 2.13m (8' 4" x 7' 0") UPVC double glazed window to the front and radiator.

### Bathroom

2.25m x 2.13m (7' 5" x 7' 0") 3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Heated towel rail and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property are gravel beds. Running alongside the property is a concrete driveway providing ample off road parking, with further secure parking behind wrought iron gates. The low maintenance rear garden offers a good level of privacy and comprises a paved patio, steps up to the artificial lawn and bespoke timber built outside bar/entertaining space including storage area. Other features include a raised outdoor playhouse & slide. Access to the outside utility room measuring 3.15m x 2.57m with plumbing for washing machine & dryer, sink and base units, door to the WC measuring 1.28m x 0.87m with WC and wall mounted sink and door to the office measuring 2.57m x 1.99m with uPVC double glazed window to the rear, all with light and power. The garden is enclosed by timber fencing and hedge to the perimeter with gated access to the side.