

Beech Court, Underwood, NG16 5ES

Guide Price £270,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	71	
(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
- 2 Good Size Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Driveway & Detached Garage
- Landscaped Rear Garden
- Cul De Sac Position
- Close to Amenities and Transport Links
- Easy Access to M1 Motorway
- 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 - 28881109

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



*** GUIDE PRICE £270,000 - £280,000 *** A GARDENERS PARADISE *** This CHAIN FREE detached bungalow is nestled away within a desirable cul-de-sac in Underwood and boasts spacious living as well as a superb garden perfect for the summer months. Accommodation in brief comprises; welcoming entrance hallway, lounge & dining room, re-fitted kitchen, two bedrooms and bathroom. Externally there is off road parking, detached single garage & ample outdoor space. Beech Court is located a stones throw away from breath taking countryside where you will find a variety of walks and for those that prefer the comfort of their own home, the well-established & private rear garden provide the perfect spot to sit back and relax. This property is presented to a high standard & boasts fantastic space both inside and out. A viewing is highly recommended to appreciate just how special this property is, call our team today! 01159385577 (OPTION 2).

Ground Floor

Entrance Hall

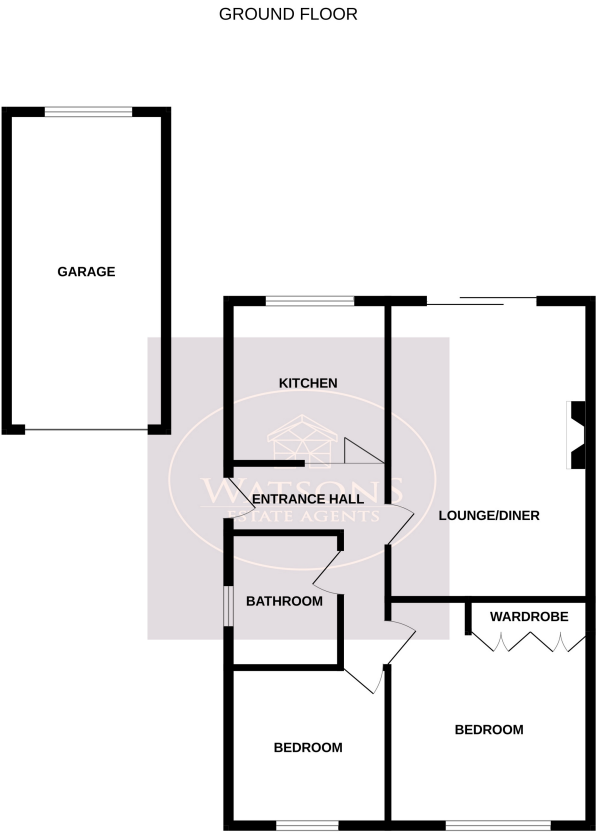
UPVC double glazed entrance door to the side, access to the attic, doors to the lounge/diner, kitchen, bathroom and both bedrooms.

Lounge/Dlner

5.08m x 3.53m (16' 8" x 11' 7") UPVC double glazed sliding patio doors to the rear garden, radiator, laminate wood flooring and stone feature fireplace surround with inset real flame gas fire.

Kitchen

2.87m x 2.7m (9' 5" x 8' 10") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink and drainer unit. Integrated appliances including waist height electric oven and gas hob with extractor over. Tiled floor, breakfast bar, radiator, wall mounted combination boiler and ceiling spotlights. UPVC double glazed window to the rear.



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 misstatement. 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.
Made with Metropix 62025

Bedroom 1

3.95m x 3.52m (13' 0" x 11' 7") UPVC double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2

2.72m x 2.7m (8' 11" x 8' 10") UPVC double glazed window to the front and radiator.

Bathroom

White 3 piece suite comprising wc, pedestal sink unit and panelled bath with electric shower over. Chrome heated towel rail, extractor fan, fully tiled walls and tiled floor. Obscured uPVC double glazed window to the side.

Outside

The front garden comprises turfed lawn, flower bed borders with a range of plants & shrubs and tarmac driveway leading alongside to the detached garage fitted with up & over door. The landscaped rear garden is enclosed by timber fencing and hedges to the perimeter with gated access to the side and comprises paved patio seating area with steps leading to a turfed lawn and flower bed borders with a range of plants & shrubs.