

Sharrard Close, Underwood, NG16 5EQ

£300,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Family Home
- Four Good Size Bedrooms
- Spacious Lounge
- Dining Room
- Kitchen
- Utility & Ground Floor WC
- Four Piece Bathroom Suite
- Two Garages & Off Road Parking
- CUL DE SAC POSITION
- GREAT ROAD & TRANSPORT LINKS

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 - 29710918

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



*** A HOME IN NEED OF A NEW OWNER! *** NO CHAIN *** This wonderful FOUR bedroom detached family home is ready and waiting for its next chapter to begin! The property is located in a very desirable area close to great schools and road links to the M1 at jnct 28 but requires updating and modernising, perfect for those looking to put their own stamp on their forever home! Accommodation comprises an entrance hallway, living room, dining room, kitchen, utility room, downstairs WC, four bedrooms and family bathroom. There are 2 garages, 1 internal and a detached double garage in the garden perfect for those wanting a workshop/space for a home gym, office etc, and gardens to front and rear with ample private parking. To view this wonderful home call our team today to book your viewing!

Ground Floor

Entrance Hall

UPVC entrance door, window to the side, stairs to the first floor and door to the lounge.

Lounge

4.29m x 3.82m (14' 1" x 12' 6") UPVC double glazed window to the front, radiator, feature fireplace housing gas fire and double doors to dining room and door to kitchen.

Dining Room

3.36m x 2.49m (11' 0" x 8' 2") Radiator and sliding door to the rear garden.

Kitchen

3.63m x 2.55m (11' 11" x 8' 4") A range of matching wall and base units inset sink & drainer unit. Integrated appliances including electric oven and electric hob with extractor over. Open access to the utility, under stairs storage and radiator.

Utility

A range of wall and base units with work surfaces incorporating sink & drainer unit. Wall mounted combination boiler and door to downstairs wc and garden.

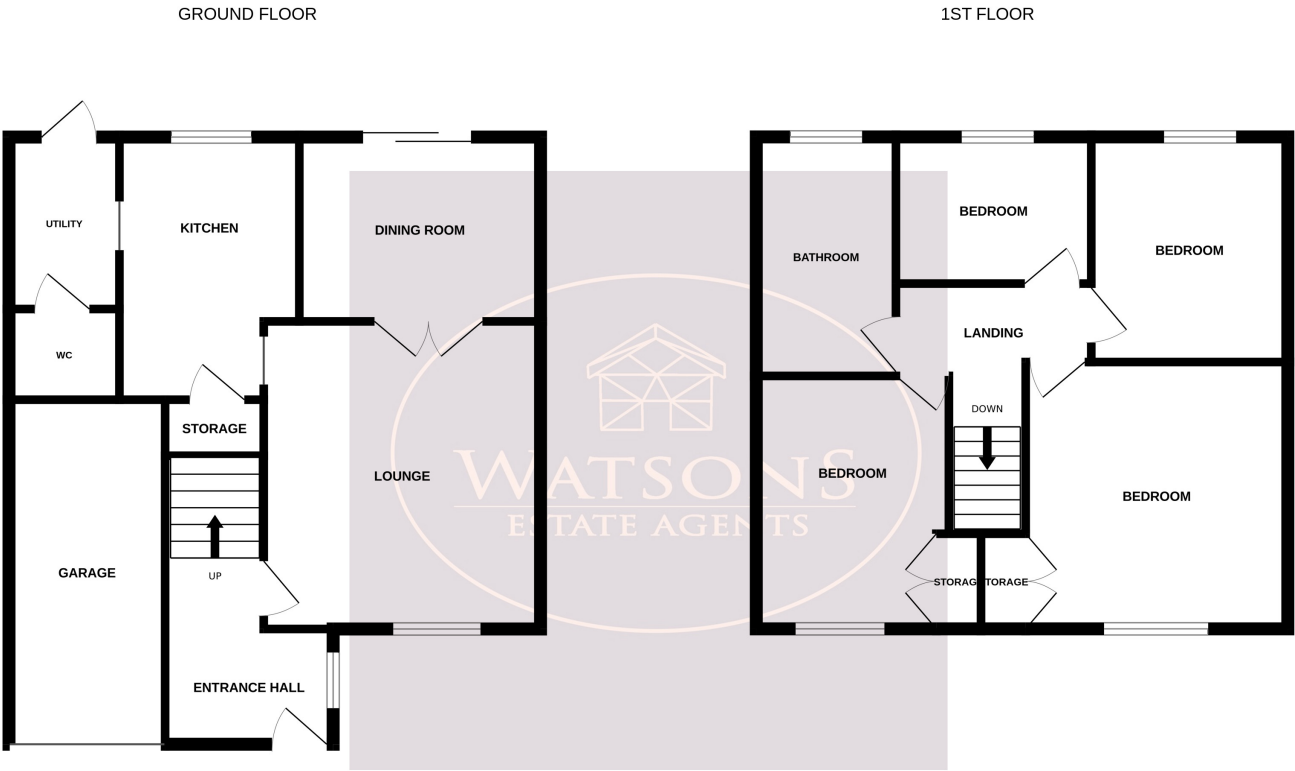
Downstairs WC

Obscured uPVC double glazed window to the side, wc, pedestal sink and radiator.

First Floor

Bedroom 1

3.84m x 3.71m (12' 7" x 12' 2") UPVC double glazed window to the front, fitted wardrobe 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

3.11m x 2.73m (10' 2" x 8' 11") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.66m x 2.87m (12' 0" x 9' 5") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 4

2.74m x 2.09m (9' 0" x 6' 10") UPVC double glazed window to the rear and radiator.

Bathroom

Four piece suite comprising wc, pedestal sink, panel bath and cubicle shower. Obscured uPVC double glazed window to the rear, airing cupboard housing hot water tank and radiator.

Outside

To the front of the property is a tarmacadam drive leading to timber gates giving access to the detached garage and rear garden, as well as the attached single garage and entrance door; there is also a lawn area with a range of plants and shrubbery. The rear garden features a continuation of the drive to the detached double garage, and lawn with a range of plants and shrubbery, the garden is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE : The seller has provided us with the following information: the gas boiler is located in the utility and is approximately five years old.