

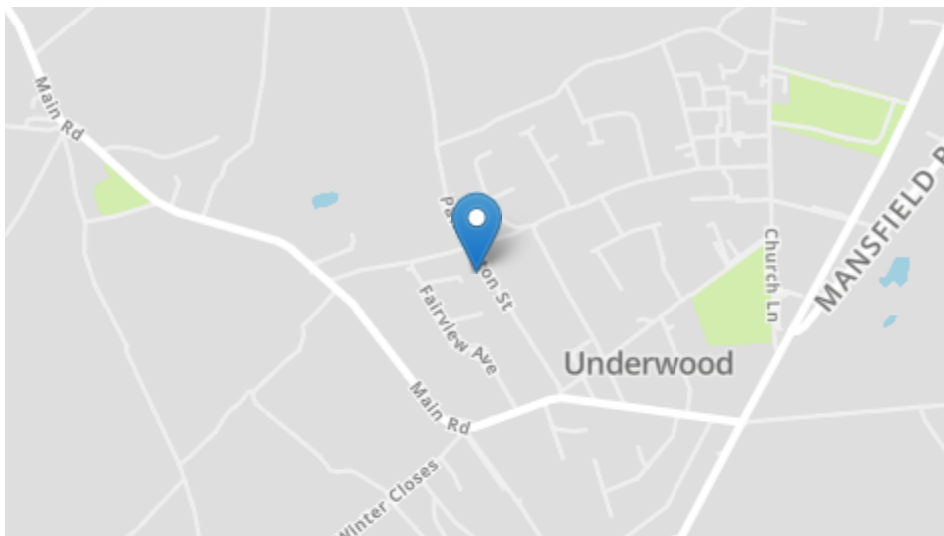
Palmerston Street, Underwood, NG16 5GJ

Offers Over £240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(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 - 26447643

Our Seller says....

- Detached Bungalow
- 3 Bedrooms
- Open Plan Living Space
- Downstairs WC & Utility Room
- Driveway & Garage
- Private South West Facing Garden
- Semi Rural Location
- Ease Of Access To M1

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

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*** VERSATILE VILLAGE LIFE! *** You will be charmed by this 3 bedroom bungalow the minute you walk under the floral archway to the entrance door. Having been well maintained and refurbished, the accommodation provides 2 ground floor bedrooms and a further bedroom upstairs with the converted attic. The appealing living area has a spacious feel which opens to the kitchen & dining area, with a separate utility room and wc, whilst the upstairs landing providing useful wardrobe/storage space leads to bedroom 1 & bathroom. This is definitely one to view to get a feel for the space and how it could work for you. Outside, the rear garden is fairly low maintenance and offers a high level of privacy. The driveway alongside the property which leads to the detached garage provides good off street parking. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, wood effect laminate flooring, stairs to the first floor and doors to the open plan living space and bedrooms 2 & 3.

Open Plan Lounge Kitchen Diner

8.93m x 3.65m (29' 4" x 12' 0") A range of matching wall & base units, work surfaces incorporating an inset double stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for dishwasher, central island providing further storage space, ceiling spotlights and vertical radiator. 2 uPVC double glazed windows to the rear, wood effect laminate flooring. Door to the rear, door to the utility room and French doors leading to the rear garden.

Utility Room

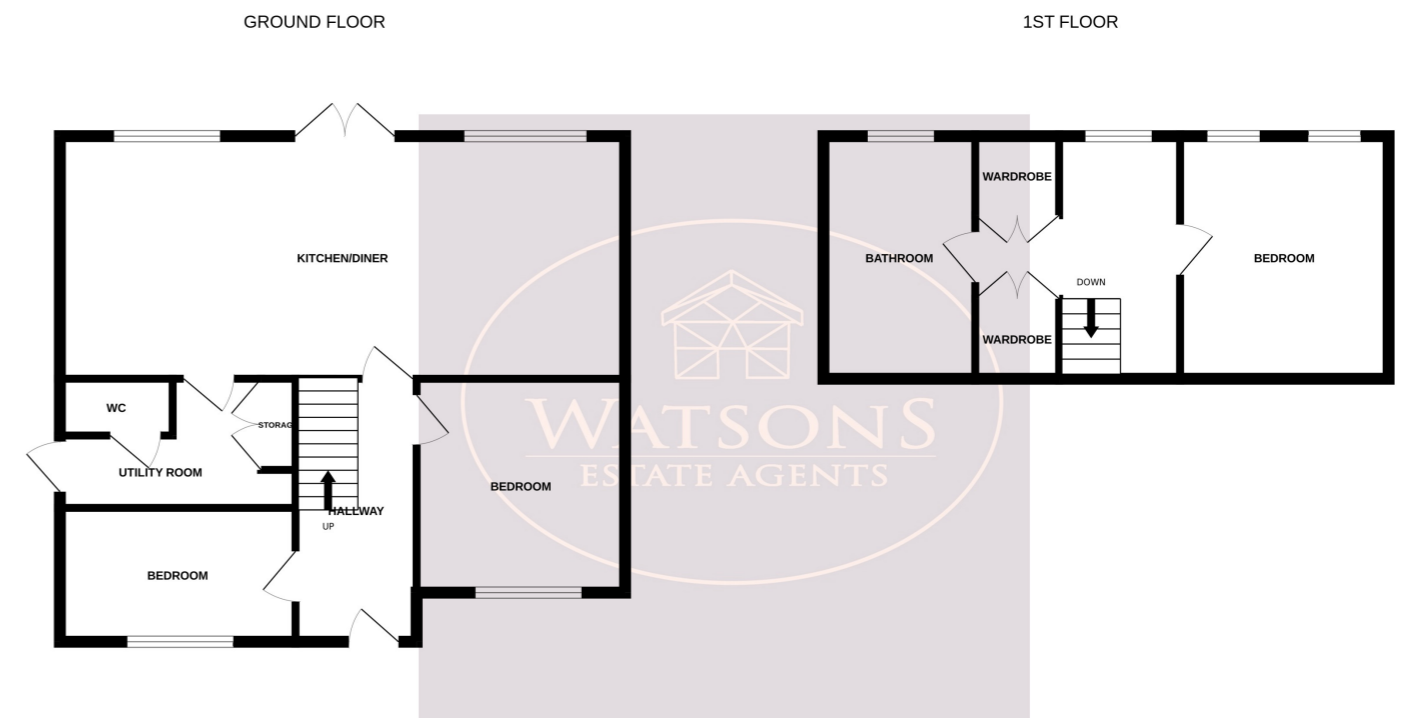
3.0m x 1.51m (9' 10" x 4' 11") A range of matching wall & base units, work surfaces with an inset stainless steel sink & drainer unit. Wall mounted Viessmann combination boiler, ceiling spotlights, heated towel rail, built in storage cupboard and door to the WC.

WC

WC, pedestal sink unit, wood effect laminate flooring, ceiling spotlights and obscured uPVC double glazed window to the side.

Bedroom 2

3.19m x 3.07m (10' 6" x 10' 1") UPVC double glazed window to the front 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 3

3.57m x 2.03m (11' 9" x 6' 8") UPVC double glazed window to the front and radiator.

First Floor

Landing

2 built in storage cupboards, velux window, radiator and doors to bedroom 1 and bathroom.

Bedroom 1

3.82m x 3.2m (12' 6" x 10' 6") 2 velux windows, ceiling spotlights and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Extractor fan, velux window and chrome heated towel rail.

Outside

To the front of the property is a turfed lawn with flower bed borders. A tarmac driveway provides ample off road parking leading to the detached garage. The SouthWest-facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.