

Church Lane, Underwood, NG16 5FS

£475,000



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	83
England, Scotland & Wales	EU Directive 2002/91/EC	



- Extended Detached Family Home
- 4 Double Bedrooms
- 2 Reception Rooms
- Superb Open Plan Kitchen/Family Area
- Generous Garden With Development Potential (STPP)
- Desirable Village Location
- No upward chain
- MUST BE VIEWED!

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 - 28663631

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



*** DOUBLE FRONTED DELIGHT *** This EXTENDED 4 bed detached home sits on a desirable street in the village of Underwood and comes with NO UPWARD CHAIN. The beautifully presented interior is showcased by the kitchen which opens to provide a generous space to make this a MUST VIEW for families. In brief, the accommodation comprises: entrance hall, lounge, dining room, open plan dining kitchen/family area, utility and shower room to complete the ground floor. Upstairs, the landing leads to 4 DOUBLE bedrooms and a traditionally themed family bathroom. Outside, the generous plot enjoys a high level of privacy and has strong potential to develop and create another dwelling (subject to relevant permissions), whilst there is an abundance of parking to the front and side. A generous outbuilding to the rear currently provides useful additional storage space, but could also form part of any further development. Village amenities include a convenience shop, school and a number of pubs and bars. Countryside walks are on your doorstep, along with easy access to the nearby town of Eastwood. A forever home ready to move in! Call Watsons today to arrange your viewing.

Entrance Hall

Wooden entrance door to the front, doors to the lounge and dining room, stairs to the first floor.

Dining Room

3.65m x 3.03m (12' 0" x 9' 11") Wooden double glazed window to the front, feature fireplace with brick surround and inset multi fuel burner, radiator, solid wooden flooring and door to the kitchen.

Dining Kitchen/Family Area

8.11m x 7.07m (26' 7" x 23' 2") Matching shaker style wall & base units with solid wood work surfaces. Central island offering further storage with solid wood and quartz worktops, breakfast bar and inset ceramic sink unit with worktop drainer grooves to the side. Space for range cooker with extractor over, and American style fridge freezer. Built in under stairs storage cupboard, ceiling spotlights, 2 radiators and tiled floor. Bi Fold doors to the rear garden, 2 double glazed wooden windows to the sides, ceiling lantern and double doors to the utility room.

Utility

2.42m x 1.94m (7' 11" x 6' 4") A range of matching shaker style wall & base units with solid wood worksurface incorporating an inset ceramic sink & drainer unit. Tiled floor, wall mounted combination boiler, plumbing for washing machine and space for tumble dryer. UPVC double glazed window and stable door to the side, door to the shower room.

Shower Room

White 2 piece suite comprising wc and wall mounted sink unit. Walk in shower cubicle with mains fed rainfall shower, tiled floor and obscured uPVC double glazed window to the side.

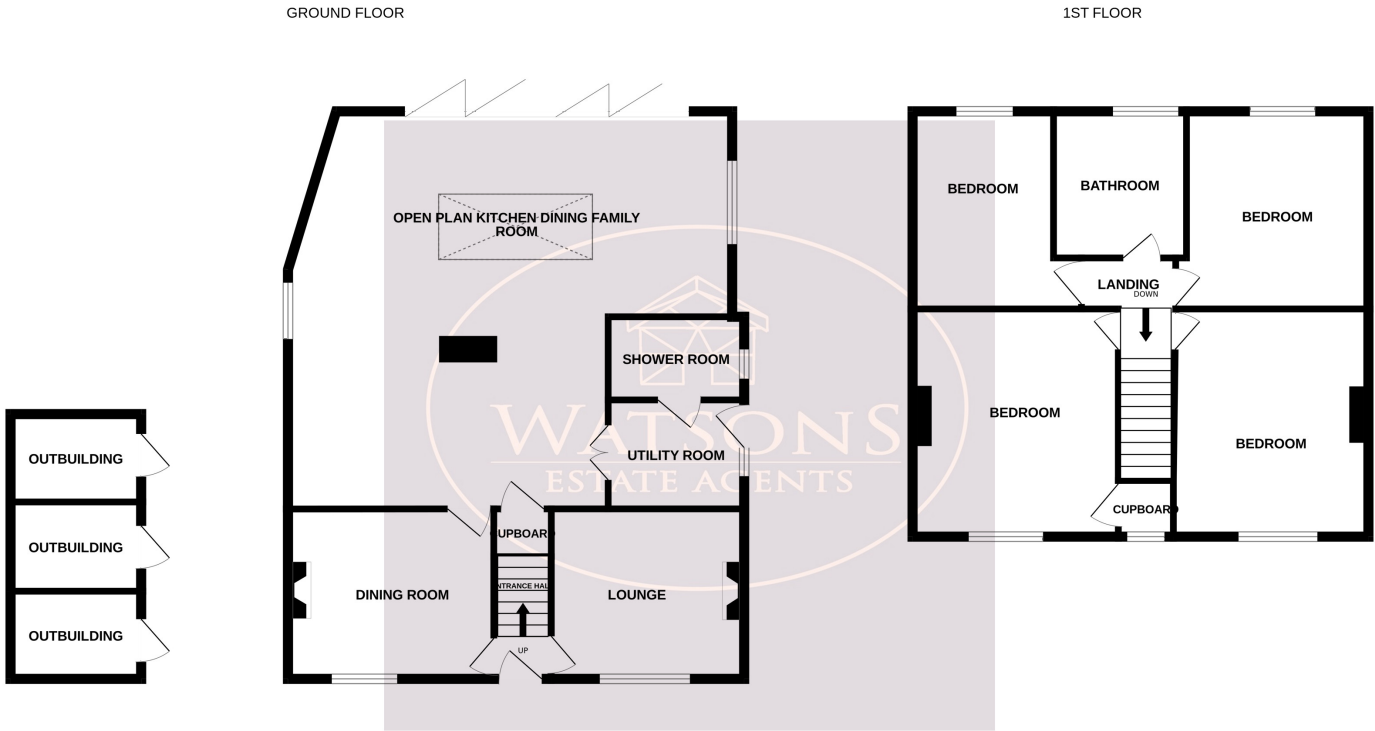
Lounge

3.42m x 3.03m (11' 3" x 9' 11") Wooden double glazed window to the front, radiator and inglenook fireplace with inset open fire.

First Floor

Landing

Doors to all bedrooms and the bathroom.



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 1

4.04m x 3.74m (13' 3" x 12' 3") 2 wooden double glazed windows to the front, radiator and built in storage cupboard.

Bedroom 2

4.06m x 3.67m (13' 4" x 12' 0") Wooden double glazed window to the front and radiator.

Bedroom 3

3.52m x 3.43m (11' 7" x 11' 3") Wooden double glazed window to the rear and radiator.

Bedroom 4

3.66m x 3.06m (12' 0" x 10' 0") Wooden double glazed window to the rear and radiator.

Bathroom

Traditional style 3 piece suite in white comprising wc, wall mounted sink unit and freestanding bath with mains fed rainfall shower over. Chrome heated towel rail, ceiling spotlights and extractor fan. Tiled floor, partly tiled walls and obscured wooden double glazed window to the rear.

Outside

To the front of the property is a gated gravel driveway leading alongside with space for multiple vehicles. The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio, turfed lawn and a brick built outhouse incorporating 3 store rooms. Flower bed borders with a range of mature plants, shrubs and trees.