

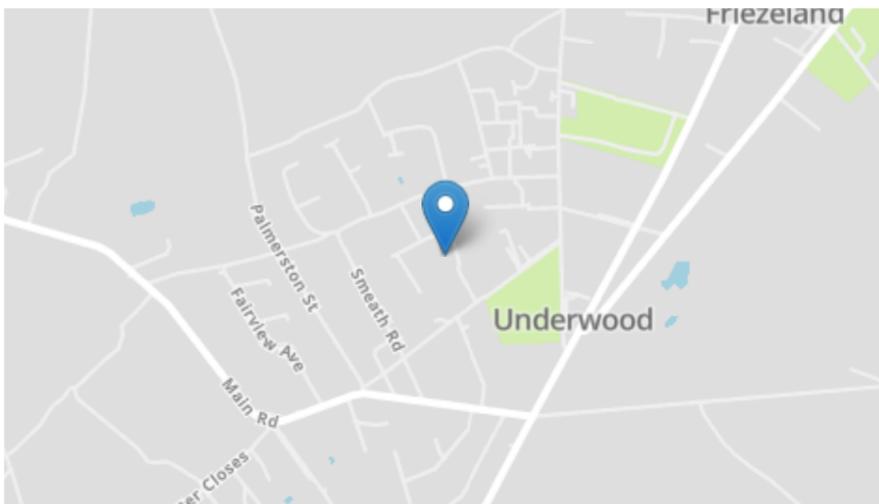
Sharrard Close, Underwood, NG16 5EQ

Guide Price £325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>81</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(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	



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 - 29922157

Our Seller says....

- Detached Family Home
- Four Good Size Bedrooms
- Spacious Open Plan Dining Lounge
- Fitted Kitchen
- Conservatory
- Utility & Downstairs WC
- Three Piece Bathroom Suite & En Suite To Primary Bedroom
- Generous Rear Garden
- Ample Off Road Parking

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  
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\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\* A FANTASTIC FAMILY HOME READY FOR IT'S NEXT CHAPTER \*\*\* NO UPWARD CHAIN \*\*\* This impressive four bedroom detached property offers spacious and versatile accommodation, making it the ideal family home. Situated in a popular area with great road and transport links, the property provides excellent access to the M1, perfect for commuters while still offering a wonderful setting for family life. The well-planned accommodation comprises an inviting entrance hallway, a spacious open plan dining lounge ideal for both entertaining and everyday living, a fitted kitchen, and a bright conservatory overlooking the garden. There is also a useful utility room and downstairs WC. To the first floor you will find four good size bedrooms, including a primary bedroom benefitting from its own ensuite, along with a three piece family bathroom suite. Externally, the property enjoys a generous rear garden, perfect for children, relaxing or hosting guests. To the front there is ample off road parking and the added benefit of a garage, providing excellent storage or additional parking space. Offered to the market with no upward chain, this is a superb opportunity for families looking to secure a spacious home in a well-connected location. Call our team today to arrange your viewing! 0115 938 5577 (Option 2)

#### Ground Floor

##### Storm Porch

##### Entrance Hall

UPVC entrance door, stairs to first floor with understairs storage and doors to the lounge and kitchen.

##### Lounge

4.67m x 1 3.5m (15' 4" x 11' 6") UPVC double glazed bay window to the front, feature fireplace with multifuel burner, radiator, laminate wood flooring and open access to the dining room.

##### Dining Room

2.87m x 2.54m (9' 5" x 8' 4") UPVC double glazed window to the rear and radiator.

##### Kitchen

3.48m x 2.87m (11' 5" x 9' 5") A range of matching wall and base units with worksurfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Space for cooker, fridge freezer, plumbing for dishwasher, vinyl flooring, partially tiled walls,, door to utility and sliding patio door to conservatory.

##### Utility

1.96m x 1.60m (6' 5" x 5' 3") A range of wall and base units, obscured uPVC double glazed window to the side, radiator, plumbing for washing machine and dishwasher, door to wc and door to the garden.

##### WC

Obscured uPVC double glazed window to the side, wc, wall mounted sink and vinyl flooring.

##### Conservatory

3.48m x 2.59m (11' 5" x 8' 6") UPVC double glazed windows to the rear, laminate wood flooring and French doors to the rear garden.

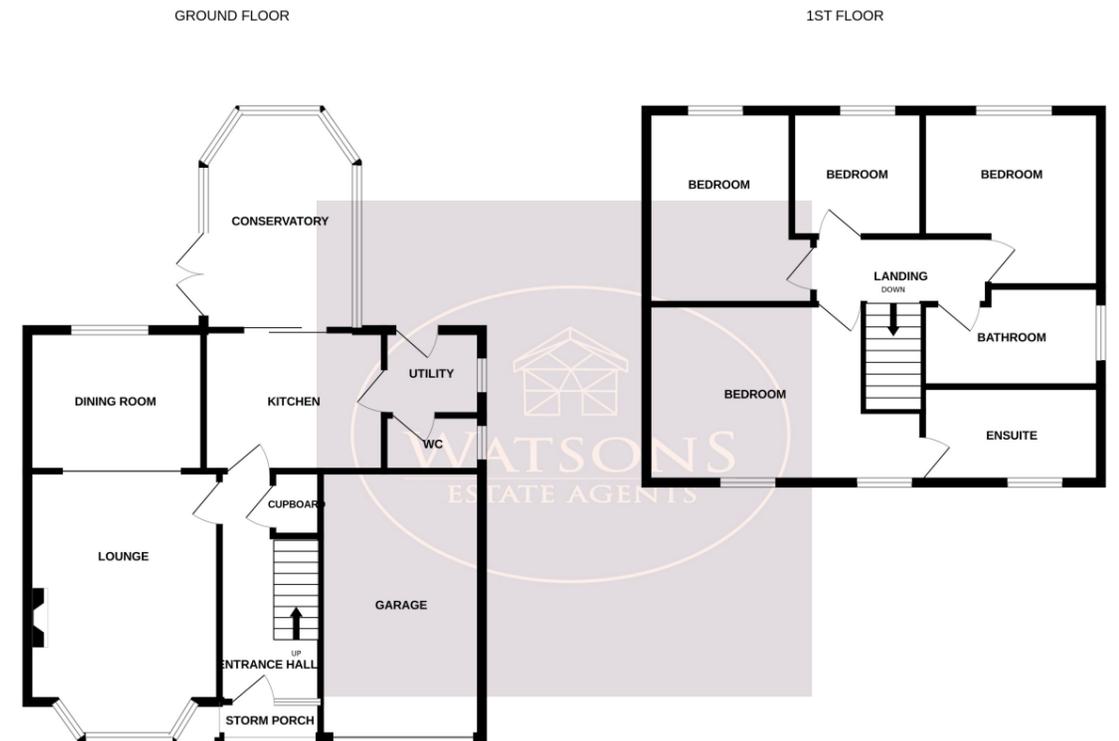
#### First Floor

##### First Floor Landing

Doors to all bedrooms and bathroom.

##### Bedroom 1

4.48m x 3.48m (14' 8" x 11' 5") UPVC double glazed widow to the front and door to ensuite.



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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##### En Suite

White three piece suite comprising wc, vanity sink with storage under and mains fed cubicle shower. Obscured uPVC double glazed window to the front, tiled flooring, tiled walls, extractor fan and radiator.

##### Bedroom 2

3.35m x 2.92m (11' 0" x 9' 7") UPVC double glazed window to rear and radiator.

##### Bedroom 3

2.95m x 2.79m (9' 8" x 9' 2") UPVC double glazed window to the rear and radiator.

##### Bedroom 4

2.82m x 1.88m (9' 3" x 6' 2") UPVC double glazed window to the rear and radiator.

##### Bathroom

White three piece suite comprising of wc, vanity sink with storage under and panel bath with mains fed shower over. Obscured uPVC double glazed window to the side, tiled flooring, tiled walls, extractor fan and radiator.

##### Garage

Single garage with electric roller door housing a wall mounted combination boiler.

##### Outside

To the front of the property is tarmac driveway leading to the entrance door and garage, a gravel flower bed with a range of plants and shrubbery and wrought iron gates giving access to the rear garden. The rear garden features a paved patio seating area, two timber sheds, and turfed lawn, palisaded by a mixture of timber fencing and well established hedges.

##### \*\*\* AGENT NOTE \*\*\*

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the garage, it is four years old and was last serviced in march 2025.