

52 Alfreton Road, Underwood, Nottingham, NG16 5GB

£200,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 - 29140953



- Semi Detached
- Open Plan Dining Lounge
- Modern Fitted Kitchen
- 3 Double Bedrooms
- Enclosed Well Established Rear Garden
- Well Presented Throughout
- Good Transport Links & Roads
- Within Walking Distance Of Park
- Desired School Catchment Area

Our Seller says....

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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0115 938 5577
8am-8pm - 7days



*** OFFERS OVER £200,000 *** **DECEPTIVELY SPACIOUS FAMILY HOME** *** This charming 3 bedroom semi detached home deceives from the front as there are generous, light and airy rooms with 3 double bedrooms, large family bathroom and a good size garden to the rear. Located very conveniently for junction 27 of the M1 and close to great schools, local pubs and fine countryside walks. The property comprises; open plan lounge/dining room, fitted kitchen, 3 generous bedrooms and a large bathroom. Gardens to front and rear complement the internal space and provide a great place for kids to play or to entertain. An all round great home for either first time buyers or those looking to move up the property ladder to a more spacious home! Call our team today to book your viewing.

Ground Floor

Hall

Stairs to first floor and door to open plan dining lounge.

Lounge

3.33m x 3.26m (10' 11" x 10' 8") UPVC double glazed window to the front, radiator, inset electric fireplace and open plan entrance to dining room.

Dining Room

4.60m x 3.64m (15' 1" x 11' 11") UPVC double glazed window to the rear, radiator and door to kitchen.

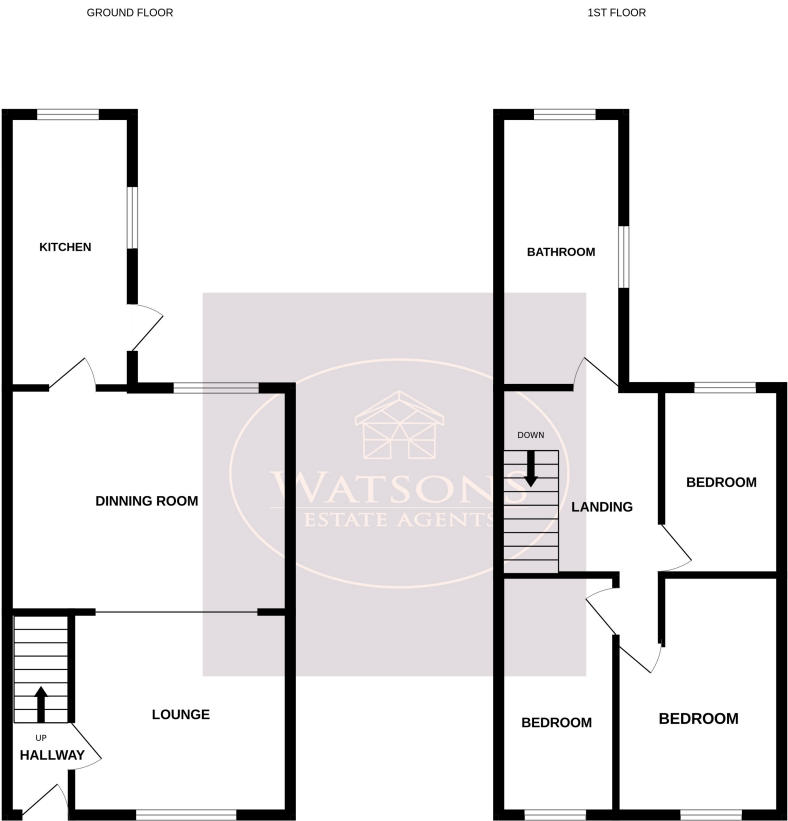
Kitchen

4.43m x 2.03m (14' 6" x 6' 8") A range of matching wall and base units with work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances including waist height double electric oven, 4 ring gas hob with extractor fan over, fridge, freezer, dishwasher and plumbing for washing machine. Combination boiler, partially tiled walls, uPVC double glazed window to the rear and side and door to rear garden.

First Floor

Landing

Doors to all bedrooms and bathroom.



Whilst every attempt has been made to ensure the accuracy of the footprint 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.
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Bedroom 1

3.40m x 3.32m (11' 2" x 10' 11") UPVC double glazed window to the front and radiator.

Bedroom 2

3.44m x 2.56m (11' 3" x 8' 5") UPVC double glazed window to the front and radiator.

Bedroom 3

3.78m x 2.28m (12' 5" x 7' 6") UPVC double glazed window to the rear and radiator.

Bathroom

White 5 piece suite comprising, wc, pedestal sink, bidet, panel bath and electric cubicle shower. Radiator and obscured uPVC double glazed windows to the side and rear.

Outside

The front garden has a paved pathway leading to the gate to the rear garden. The rear garden features a paved seating area, enclosed by bricked borders with flowerbeds and a range of plants and shrubbery. Stone steps up to a turfed lawn with flower beds and a range of plants and shrubbery, enclosed by timber fencing with a timber shed to the rear.