

Beech Road, Underwood, NG16 5FZ

Offers Over £600,000



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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			
England, Scotland & Wales		81	85
		EU Directive 2002/91/EC	



- Detached Family Home
- 311 Square Meters
- Self Contained Annex
- 6 Double Bedrooms
- Spacious Lounge
- Modern Dining Kitchen
- Utility Room & Downstairs WC
- 2 En Suites & Family Bathroom
- Driveway & Double Garage
- Landscaped Rear Garden

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 - 28378922

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



*** STYLE AND SPACE IN UNDERWOOD *** This beautiful extended 6 bedroom home has an adjoining ANNEX and measures in total internally over 300 sq meters of beautifully presented living space! Boasting flexible living space with large reception rooms, quality fitted kitchen, utility room, study, 6 spacious bedrooms with 2 en-suites and a luxury family bathroom. Adjoining the main living accommodation is an ANNEX with a bedroom, living room and bathroom which is accessed privately from the outside and internally via a door from the kitchen. Outside is a private garden with ample parking and a driveway giving access to a double garage. Located in the sought after village of Underwood the property is perfect for access to the M1 (junct 27) and many other local amenities. This is a perfect opportunity for a buyer looking for a spacious family home or for one with separate living for a family member. Call us today to book your viewing.

Ground Floor

Entrance Hall

UPVC double glazed windows and entrance door to the front, solid oak flooring and radiator. Door to the lounge, opening to the dining kitchen and stairs to the first floor.

Lounge

8.54m x 4.82m (28' 0" x 15' 10") UPVC double glazed windows to the front and side, radiator, ceiling spotlights, solid wood flooring and feature brick inglenook fireplace with inset multi fuel burner.

Dining Kitchen

L-Shaped 8.79m x 6.56m (28' 10" x 21' 6") A range of matching wall & base units with quartz worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated appliances including coffee machine, dishwasher and washing machine. Space for American fridge freezer and feature brick built inglenook surround with space for range cooker with extractor over. Central island with quartz worktop offering further storage and breakfast bar. Porcelain tiled flooring with underfloor heating, ceiling spotlights, uPVC double glazed window and Bi-Fold doors to the rear. Doors to the utility room, WC and the inner hallway leading to the study and annexe.

Study

3.21m x 2.76m (10' 6" x 9' 1") Radiator and ceiling spotlights.

Utility Room

2.8m x 2.17m (9' 2" x 7' 1") A range of matching wall & base units with quartz worksurfaces incorporating an inset 1.5 bowl stainless steel sink & drainer unit. Integrated waist height microwave, porcelain tiled flooring with underfloor heating, ceiling spotlights and extractor fan.

WC

WC, vanity sink unit, porcelain tiled flooring with underfloor heating and ceiling spotlights.

First Floor

Landing

Doors to all bedrooms and the bathroom. Radiator and ceiling spotlights.

Bedroom 1

5.55m x 4.8m (18' 3" x 15' 9") UPVC double glazed window to the front, radiator, ceiling spotlights, air conditioning unit, access to the attic, fitted wardrobes and door to the en suite.

En Suite

White 3 piece suite comprising wc, vanity sink unit, and panelled bath with mains fed rainfall shower over. Tiled floor, heated towel rail, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the side.

Bedroom 2

4.8m x 4.61m (15' 9" x 15' 1") UPVC double glazed window to the rear, fitted wardrobes, air conditioning unit, radiator, ceiling spotlights and door to the en suite.

En Suite

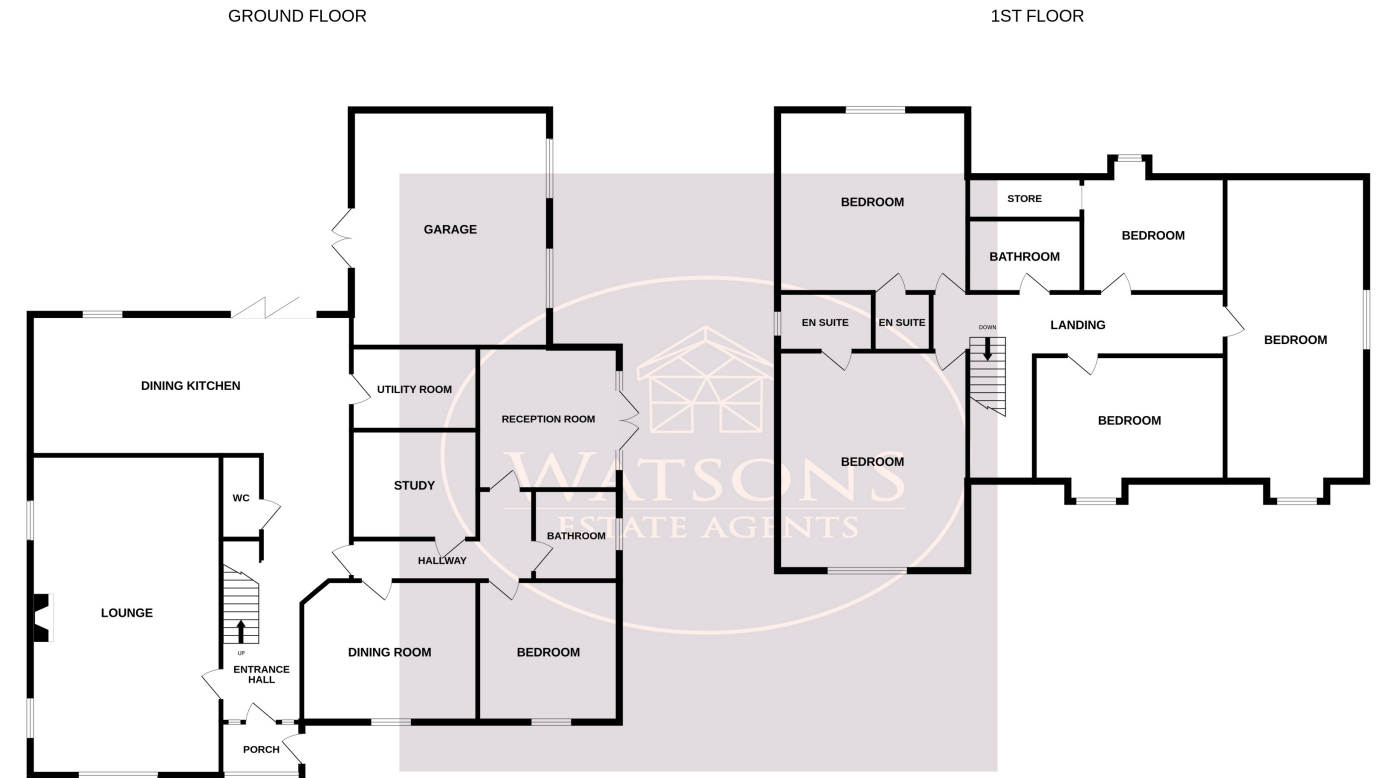
White 3 piece suite comprising wc, vanity sink unit, and shower cubicle with mains fed rainfall shower. Heated towel rail, extractor fan, ceiling spotlights and tiled floor.

Bedroom 3

7.7m x 3.61m (25' 3" x 11' 10") UPVC double glazed windows to the front and side, ceiling spotlights, radiator and access to the attic.

Bedroom 4

4.84m x 3.12m (15' 11" x 10' 3") UPVC double glazed window to the front, radiator and ceiling spotlights.



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 5
3.63m x 3.27m (11' 11" x 10' 9") UPVC double glazed window to the rear, radiator, ceiling spotlights and built in storage cupboard.

Bathroom
White 4 piece suite comprising concealed cistern wc, vanity sink unit, freestanding bath and walk in double shower cubicle with mains fed rainfall shower. Heated towel rail, extractor fan, ceiling spotlights, tiled floor and Velux window to the rear.

Outside
The front of the property is enclosed by hedges to the perimeter and comprises gravel driveway with space for multiple vehicles, and paved steps leading to the entrance door. The two tier, landscaped rear garden is enclosed by timber fences and comprises paved patio with steps leading to an artificial lawn and further paved seating area. To the side of the property is a brick paved driveway with space for one vehicle, leading to the double garage fitted with lighting, power, electric doors and French doors leading to the rear garden.

Annex - Ground Floor

Lounge
3.59m x 3.57m (11' 9" x 11' 9") UPVC double glazed windows and French entrance doors to the side, laminate wood flooring, radiator, ceiling spotlights and door to the inner hallway.

Inner Hallway
Doors to the annexe bedroom, shower room, lounge and dining room. Doors to the main house study and dining kitchen.

Bedroom
3.58m x 3.56m (11' 9" x 11' 8") UPVC double glazed window to the front, radiator, ceiling spotlights and laminate wood flooring.

Dining Room
4.46m x 3.56m (14' 8" x 11' 8") UPVC double glazed window to the front, solid wood flooring, radiator and ceiling spotlights.

Shower Room
White 3 piece suite comprising low level wc, vanity sink unit and walk in shower cubicle with mains fed shower. Obscured uPVC double glazed window to the side, ceiling spotlights, extractor fan and tiled floor.

Outside
For use by the annexe, to the side of the property is a private courtyard with paved patio seating area, gravel flower bed borders, brick paved driveway with one parking space leading to the double garage with hedge & brick wall to the perimeter.