



Larch Close, Underwood: £439,950

- Four Double Bedroom Detached House
- Two En-suites & Family Bathroom
- Three Reception Rooms
- Large Conservatory
- Extremely Well Presented Throughout
- Enclosed Rear Garden
- Cul-De-Sac Location
- Double Garage & Summer House
- Double Garage Road Parking
- EPC Rating: C/69



Charles Newton & Co Estate Agents are pleased to offer for sale this four double bedroom executive family home in a pleasant cul-de-sac location within easy reach of the M1 motorway. The property is extremely well presented and has three reception rooms, large Conservatory, breakfast kitchen along with a utility room & WC Cloakroom. To the 1st floor, are four double bedrooms with two en-suite bathrooms, and the family bathroom. Outside offers off road parking leading to the double garage & enclosed rear garden with summer house.

Full Description:

Entrance Hall:

With UPVC double glazed door & side panels, staircase to first floor, internal door leads into garage and all ground floor rooms, wall mounted radiator & fitted carpet.

Study: 8'2" (2.49m) x 7'0" (2.13m)

With UPVC double glazed window to the front elevation, wall mounted radiator & fitted carpet.

W/C Cloakroom:

With low level w/c, and pedestal wash basin, with uPVC double glazed window to the side elevation.

Lounge/Dining Room:

16'7" (5.5m) x 15'4" (4.67m)

With UPVC double glazed window and french doors to the conservatory, coal effect gas fire in feature fireplace with marble hearth, coving to ceiling, wall lights installed, TV point, wall mounted radiator & fitted carpet.

Conservatory: 19'7" (5.97m) x 12'1" (3.61m)

With UPVC double glazed windows to all sides, UPVC french doors to rear elevation, ceiling lighting, power sockets, roof light & laminate flooring.

Breakfast Kitchen: 15'9" (4.80m) x 8'8" (2.64m)

With UPVC double glazed windows to rear & side elevation with a range of modern wall & base kitchen units with black sparkle Granite worktops, inset sink & mixer tap, built in dishwasher & microwave, Neff electric double oven, Neff electric hob with extractor hood over, LED ceiling lighting & tiled flooring with under floor heating.

Utility Room: 8'9" (2.67m) x 5'4" (1.63m)

With UPVC double glazed window & door to side elevation, range of units with inset sink & mixer tap, plumbed for washing machine & dryer.



On The First Floor:

Bathroom: 8'5" (2.57m) x 5'0" (1.52m)

With UPVC double glazed window to the side elevation, spa bath with shower over, extractor fan, pedestal wash hand basin, low level WC, wall mounted towel radiator & fully tiled walls & floors

Bedroom One: 15'6" (4.72m) x 10'5" (3.18m)

Large size bedroom with UPVC double glazed window to the front elevation, fitted wardrobes, wall mounted radiator & fitted carpet, internal door leads into:

En-Suite:

With UPVC double glazed window to the side elevation, walk in shower unit with mains shower, pedestal wash hand basin, low level WC, wall mounted towel radiator & fully tiled walls & floor.

Bedroom Two: 15'6" (4.72m) x 8'7" (2.62m)

Double size room with UPVC double glazed window to the front elevation, wall mounted radiator & fitted carpet. Internal door leads into:

En-Suite:

Walk in shower unit with electric shower, pedestal wash hand basin, wall mounted towel radiator & fully tiled walls & flooring.

Bedroom Three: 9'8" (2.95m) x 8'10" (2.69m)

Double size room with UPVC double glazed window to the front elevation, wall mounted radiator & fitted carpet.

Bedroom Four: 9'8" (2.95m) x 8'10" (2.69m)

Double size room with UPVC double glazed window to the rear elevation, wall mounted radiator & fitted carpet.

Outside the property:

Double Garage: 9'8" (2.95m) x 8'10" (2.69m)

Integral double garage with electric roller shutter door, with internal door access into hallway.

Front Garden:

Lawn area, driveway leads to double garage.

Mature Rear Garden:

Paved patio area, lawn area with plant & shrub borders, fence boundary, and side gate leads to front of property.

Summer House / Workshop: 13'4" x 13'3"

With double doors to front elevation, double glazed, fully powered, under floor insulation, electric heating & alarmed.

UPVC soffits & fascias installed.





FLOORPLAN & EPC:



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Viewing: By prior appointment only with the Agents on Tel. 01773 535535 (Option 2)

Tenure: The property is reported to be freehold.

Please note:

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Mortgage Advice: We offer mortgage advice through our Independent Financial Advisor, please contact our Eastwood and Ilkeston offices, for further details and to arrange a no obligation appointment.

(Your home may be repossessed if you do not keep up repayments on your mortgage.

Subject to Status. Written quotations available on request.)

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