



Larch Close
Underwood Nottingham





Property Description

Situated in the popular village of Underwood on a quiet cul-de-sac this immaculately presented home suits the needs of a growing family. Entering the property via the front door there are stairs rising to the first floor, doors leading to the study, downstairs cloakroom, lounge, kitchen, dining room, orangery and integral access to the double garage. The Second floor is host to four bedrooms including an ensuite to the master bedroom and a family bathroom. To the outside of the property there are gardens to the front and rear, with field views to the rear of the property and a driveway to the front of the double garage.

Entrance Hall

Central heating radiator, Composite front access door, LVT flooring, under stairs storage cupboard and access to;

Cloakroom

Low level flush WC, vanity wash hand basin and UPVC double glazed window to side elevation.

Study

8' 1" max x 6' 10" max (2.46m max x 2.08m max)
UPVC glazed window to the front elevation, carpeted flooring and a radiator.

Lounge

16' 9" max into recess x 15' 4" max (5.11m max into recess x 4.67m max)
Carpeted flooring, double glazed double doors leading to rear garden, UPVC double glazed window to the side, two central heating radiators, storage cupboard and feature gas fire.

Kitchen

16' max x 8' 6" max plus door recess (4.88m max x 2.59m max plus door recess)
Fitted with matching wall and base units with solid wood work surfaces over, inset one and a half bowl sink and drainer, integrated fridge freezer, double oven, gas hob with extractor over, LVT flooring and double glazed UPVC window to side elevation.

Dining Room

12' 3" into recess x 9' 6" plus door recess (3.73m into recess x 2.90m plus door recess)
Carpeted flooring, radiator and open to orangery.

Orangery

11' 8" max x 9' 3" plus door recesses (3.56m max x 2.82m plus door recesses)
Patio doors to the rear and side, LVT flooring and feature fan heater.

Utility Room

8' 2" max x 5' 2" max (2.49m max x 1.57m max)
Wall mounted cupboards, access door to outside, LVT flooring plumbing for washing machine, dishwasher, tiled splash backs, sink and drainer and central heating boiler.

First Floor Landing

Carpeted flooring, access to loft, and airing cupboard.

Bedroom One

12' 3" plus recess x 12' 2" max (3.73m plus recess x 3.71m max)
UPVC double glazed window to front elevation, carpeted flooring, storage cupboard and door to en suite.

En Suite

Double shower cubicle, full wall tiling, laminate flooring, wall mounted heated towel rail, low level flush WC, vanity wash hand basin with mixer tap, extractor fan and inset spotlights.

Bedroom Two

16' 9" max x 12' 3" plus bay window (5.11m max x 3.73m plus bay window)
UPVC double glazed bay window to front elevation, carpeted flooring, radiator and fitted wardrobes.

Bedroom Three

13' 10" max x 13' 5" max (4.22m max x 4.09m max)
UPVC double glazed patio doors to rear elevation, storage cupboard, radiator and carpeted flooring.

Bedroom Four

12' 2" max x 9' 10" max (3.71m max x 3.00m max)
UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Family Bathroom

Obscured UPVC double glazed window to side elevation, central heating radiator, panel bath with mixer taps, low level flush WC, walk in shower with dual shower over, extractor fan, pedestal wash hand basin and part tiled walls.

Outside

Rear :

A well maintained rear garden with a mixture of planted borders, block paved patio, lawn, fencing to boundaries and gated access to front aspect.

Front:

Paved driveway providing off road parking with lawned area.

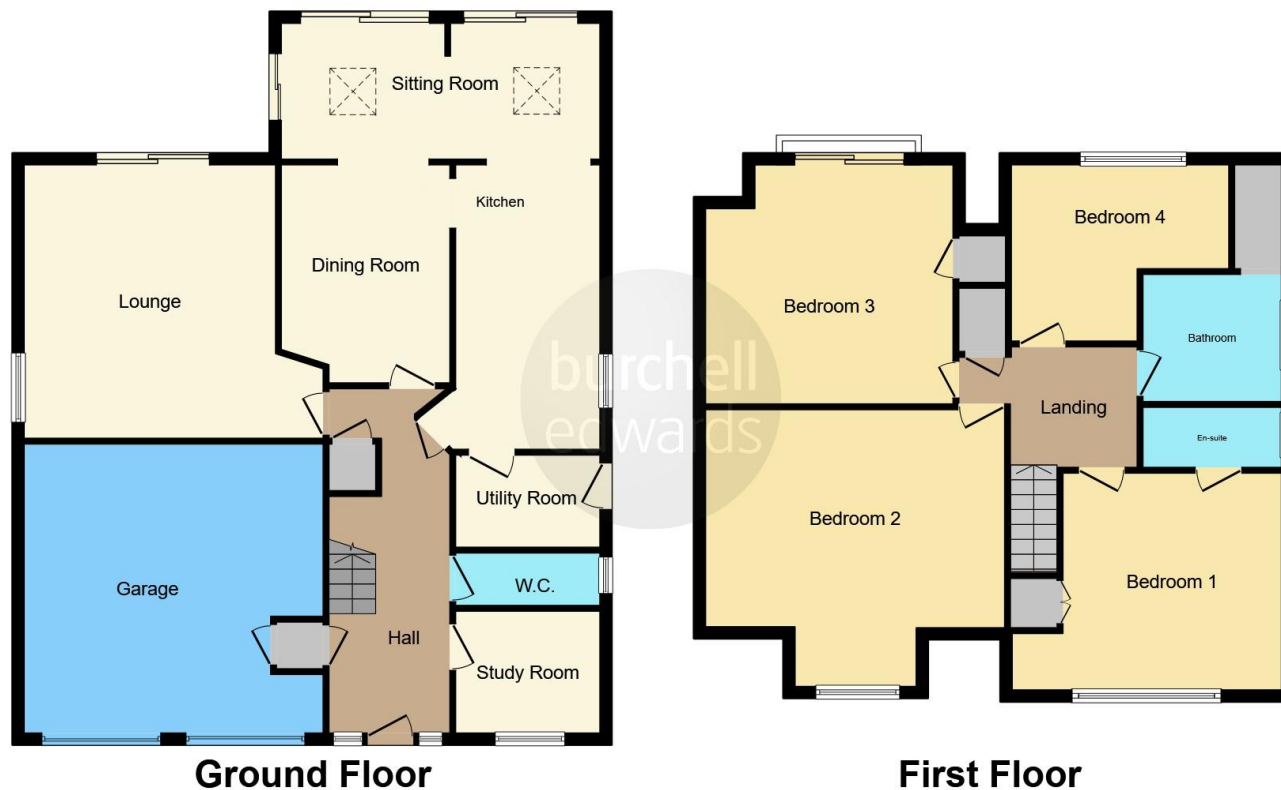
Double Garage

16' 9" max x 16' 3" max (5.11m max x 4.95m max)
Having two standard up and over doors, power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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