BRICKS + MORTAR

Underwood Mews, Nottingham, NG8 6JJ

NO UPWARD CHAIN This immaculate home has two double bedrooms, a widened driveway with space for two vehicles, a south-facing garden with dining patio and modern kitchen and bathroom. Located on a quiet cul-de-sac on the edge of Nottingham, it is perfectly positioned for commuting into Nottingham or via the nearby M1.

On the ground floor, the entrance lobby leads through to the lounge and on to the kitchen-diner, WC and large under-stairs cupboard. To the first floor are two double bedrooms and the family bathroom. At the front, the current owner has doubled the parking space so that you can park two vehicles (with another across the front of the driveway or to the side). The south-facing rear garden has a neat lawn, dining patio and shed.

Underwood Mews is located on a modern estate, on the western edge of Nottingham close to countryside, Broxtowe Country Park, Harvey Haddon sport village and M1 junction 26. Local facilities including an Aldi supermarket within a 5 minute walk, shops, pubs and a petrol station are all within a 2-3 minute drive, whilst Nottingham city centre and Giltbrook retail park (including IKEA) are a short drive away. A local bus route runs through the estate and directly into the city centre. This is a perfect starter home, a home for a growing family or people looking to downsize to a modern, well-presented house.

- Immaculate 2 double bedroom home
- Perfect for commuting - close to M1
- Modern kitchen and bathroom
- uPVC double glazing
- NO UPWARD CHAIN
- Council Tax band B and EPC rating B
- Driveway parking for 2 vehicles
- Located on modern quiet cul-de-sac
- South-facing garden with dining patio
- Ground floor WC

£230,000

Underwood Mews, , Nottingham, NG8 6JJ

Front of the home
The block paved driveway has been doubled in size by the current owner and now has space for two vehicles to park - and another across the front when you have friends or family visiting. There is a neat modern iron fence and a path and gate on the left around to the rear garden. To the left of the front door is a wall-mounted light. Enter the home through the composite front door with chrome handle and letterbox.

Entrance Lobby
With light oak-effect laminate flooring, this area has a ceiling light fitting and space for wall-mounted coat hooks.

Lounge
12'11" x 12'7" (3.95 x 3.85)
The carpeted lounge has a wide window looking out at the pleasant wide street outside. There is a radiator, ceiling light fitting and a door through to the kitchen-diner, WC and under-stairs cupboard.

Ground floor WC
5'4" x 3'3" (1.65 x 1)
With light oak-effect laminate flooring, this room has a ceramic WC, ceramic pedestal sink with chrome taps, a frosted double glazed window, radiator and ceiling light fitting.

Kitchen-Diner
12'11" x 8'0" (3.95 x 2.45)
The light oak-effect laminate flooring flows seamlessly through into this fantastic modern and bright room. The double patio doors with full-height windows each side look out to the south facing garden and flood the room with natural light. There is space for a 2-4 seater dining table and the room has a ceiling light fitting and radiator. There is an L-shaped worktop on the left and additional worktop to the right.

On the left, there are a wide range of high and low level fitted cabinets and a Zanussi four-ring gas hob, electric oven below and extractor fan above. Further around is a Carron stainless steel sink and drainer with chrome mixer tap and space and plumbing below for a washing machine. The kitchen also has an integrated dishwasher.

To the right is a full-height fitted Zanussi fridge-freezer and more high and low level cabinets and drawers.

Stairs to first floor landing
Carpeted stairs with a wooden banister on the left lead up from the lounge to the galleried landing. Here you will find a radiator, ceiling light fitting and a loft hatch overhead. Matching white panelled doors lead into the two double bedrooms and the bathroom.

Bedroom One
12'11" x 7'10" (3.95 x 2.4)
At the rear of the home, the south facing window has lovely views over the rear garden and through gaps in the houses opposite to the street scene beyond. The carpeted room has a radiator, ceiling light fitting and space for a double bed and additional bedroom furniture.

Bathroom
6'4" x 6'0" (1.95 x 1.85)
The modern, stylish bathroom has a tile-effect quality laminate floor, ceiling light fitting, radiator, frosted double glazed window and extractor fan. On the left, the bath has a chrome mixer tap with electric Aqualisa shower and pivoting glass screen. The Ideal Standard has a pedestal ceramic sink with chrome mixer tap and a wall-mounted mirrored cabinet above. There is also a ceramic WC to the left and a shaver point on the wall.

Bedroom Two
12'9" x 9'10" (3.9 x 3)
Another good sized double, this bedroom has a full-height double wardrobe with sliding mirrored doors and lots of hanging rails and shelving. Additional storage can be found in the sizeable over-stairs cupboard. This room is carpeted and has a radiator and ceiling light fitting.

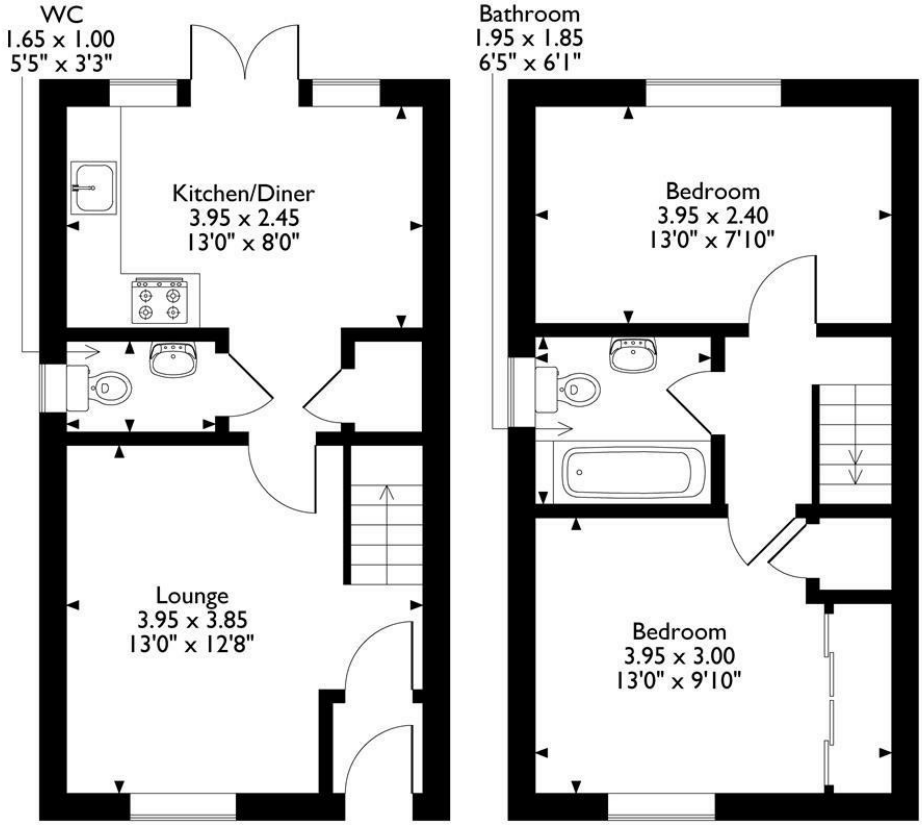
Rear Garden

The fantastic easy-to-maintain garden is accessed through the double patio doors from the kitchen and from the side path. The paved dining patio has plenty of space for seating and dining. A path on the left of the neat rectangular lawn leads to the shed at the end, with tall bamboo plants to the right. There are modern timber fences on three sides. At the rear of the home there is an outside tap and wall-mounted lights above the patio doors. This garden is a great place in which to relax alone or with friends and family.

Disclaimer

IMPORTANT NOTE TO POTENTIAL PURCHASERS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us

3 Underwood Mews
Approximate Gross Internal Area
60 Sq M / 646 Sq Ft



Ground Floor **First Floor**

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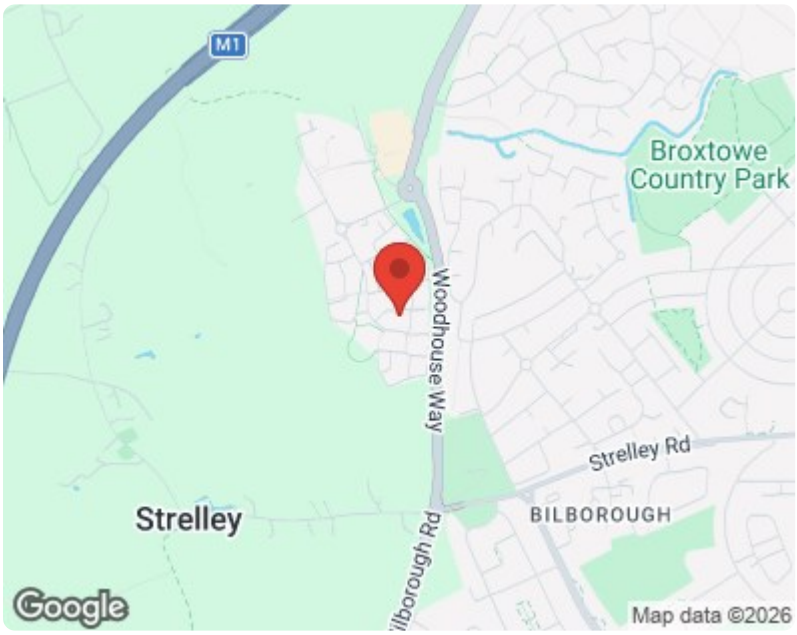

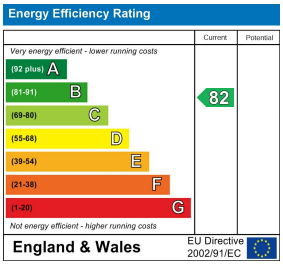

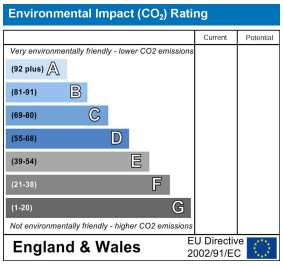

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