



Sharrard Close  
Underwood Nottingham





### Property Description

Offers in the region of £325,000 - £350,000

BURCHELL EDWARDS are pleased to offer this very well presented four bedroom detached home on a quiet cul-de-sac in the sought after location of Underwood. The property is close to , country walks, good schools, local amenities & junction 27 of the M1. In brief the property comprises of two reception rooms, fitted kitchen, conservatory, utility & downstairs WC, to the first floor are four good size bedrooms, with master benefiting from an en-suite , and family bathroom. Outside has ample off road parking & integral garage with a decorative gravelled area and side gates leading to the fully enclosed rear garden which has a shed with power and lighting.

### Entrance Hall

Accessed via double glazed door to the front elevation leading into a hallway where there is laminate flooring, a radiator, stairs off to the first floor, understairs storage cupboard, coving to the ceiling and doors off to:-

### Lounge

15' 4" x 11' 6" ( 4.67m x 3.51m )  
Having double glazed window to the front elevation, cast iron log burner with mantelpiece over and marble hearth, coving to the ceiling, TV point, wall lights, laminate flooring and opening to the dining area

### Dining Room

9' 5" x 8' 4" ( 2.87m x 2.54m )  
Having double glazed window to the rear elevation, coving to the ceiling, carpet flooring and a radiator.

### Kitchen

11' 5" x 9' 5" ( 3.48m x 2.87m )  
Fitted with a range of wall and base units with work surfaces over and incorporating a sink with mixer tap over, tiled splashbacks, cooker point with extractor fan, plumbing for dishwasher, vinyl flooring, patio doors leading into the conservatory and door into the utility room.

### Utility Room

6' 5" x 5' 3" ( 1.96m x 1.60m )  
Having double glazed door to the rear elevation, double glazed window to the side elevation, laminate work surfaces, cupboards, plumbing for washing machine and dryer, a radiator, vinyl flooring and door to W.C

### Downstairs W.C

Having low level W.C, wash hand basin, tiled splashbacks, vinyl flooring and double glazed window to the side elevation.



## Conservatory

11' 5" x 8' 6" ( 3.48m x 2.59m )

Being of double glazed construction with poly cabinet roof, double French doors to the side elevation and laminate flooring.

## Upper Landing

### Bedroom One

14' 5" x 11' 5" ( 4.39m x 3.48m )

Having two double glazed windows to the front elevation, a radiator, carpet flooring and door to en suite

### En Suite

8' 9" x 4' 2" ( 2.67m x 1.27m )

Fitted with a three piece suite comprising of a walk-in shower, low level W.C and vanity wash hand basin, double glazed frosted window to the front elevation, extractor fan, spot lights and fully tiled to the walls and floor.

### Bedroom Two

11' Max x 9' 7" ( 3.35m Max x 2.92m )

Having double glazed window to the rear elevation, carpet flooring and a radiator.

### Bedroom Three

9' 8" x 9' 2" ( 2.95m x 2.79m )

Having double glazed widow to the rear elevation, carpet flooring and a radiator.

### Bedroom Four

9' 3" x 6' 2" ( 2.82m x 1.88m )

Having double glazed window to the rear elevation, a radiator and carpet flooring.

### Bathroom

9' 2" x 5' 7" ( 2.79m x 1.70m )

Fitted with a three piece suite comprising of a panelled bath with shower over, low level W.C and vanity wash hand basin, double glazed frosted window to the side elevation, spot lighting, a radiator and fully tiled walls and flooring.

## Front

To the front of the property is a stone area, hedge boundary and tarmac driveway leading to garage.

## Rear

To the rear the garden has a paved patio area, lawn areas, two metal sheds one with electric power & a wooden shed to the side of the house, cold water tap, fence & hedge boundary, block paved path & secure metal gates to the side of the house leading to front.

## Garage

17' 2" x 8' 6" ( 5.23m x 2.59m )

Having electric roller shutter door with light, consumer unit and wall mounted boiler.









**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D    Council Tax  
 Band: D

Tenure: Freehold

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