

Newtons Lane, Cossall, NG16 2SB

Offers Over £240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 26828743

- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms & Conservatory
- Downstairs WC & Family Bathroom
- Generous Driveway
- Private South Facing Rear Garden
- Short Drive To Eastwood & Kimberley Town Centres
- Excellent Road & Public Transport Links

Our Seller says....

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



\*\*\* A COSY COSSALL HOME \*\*\* This well presented semi detached sits on the Awworth/Cossall border and has all the trappings of a traditional family home. The accommodation comprises in brief; entrance hall, WC, open plan lounge & dining area with feature fireplace, kitchen, separate utility room and a conservatory overlooking the rear garden. On the first floor, the landing leads to three bedrooms and the family bathroom which is fitted with a white 4 piece suite including a roll top bath. Outside, the generous, private rear garden - which is a key selling point of this family home - has a paved patio, gravel bed section and turfed lawn, all enclosed by hedging and timber fencing. To the front of the property, a gravel driveway provides off road parking for 6 cars and could also easily accommodate larger vehicles such as a motorhome or campervan. Cossall & Awworth are served by public transport and is within close proximity to a number of village amenities. A wider range of amenities & transport links including Ilkeston Train Station can be found in Ilkeston Town Centre, just a short drive away. For more information or to book your viewing, call our team.

## Ground Floor

### Entrance Hall

Arched composite entrance door, stairs to the first floor, under stairs storage and doors to the WC, lounge and breakfast kitchen.

### WC

WC, vanity sink unit.

### Lounge

7.29m into the bay x 3.32m (23' 11" x 10' 11") UPVC double glazed bay window to the front, 2 radiators, wood effect laminate flooring and real flame gas fire.

### Breakfast Kitchen

4.7m x 1.9m (15' 5" x 6' 3") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include electric oven & gas hob with extractor over. Integrated boiler, plumbing for dishwasher. UPVC double glazed windows to the rear & side, tiled flooring, ceiling spotlights, radiator and door to the utility room.

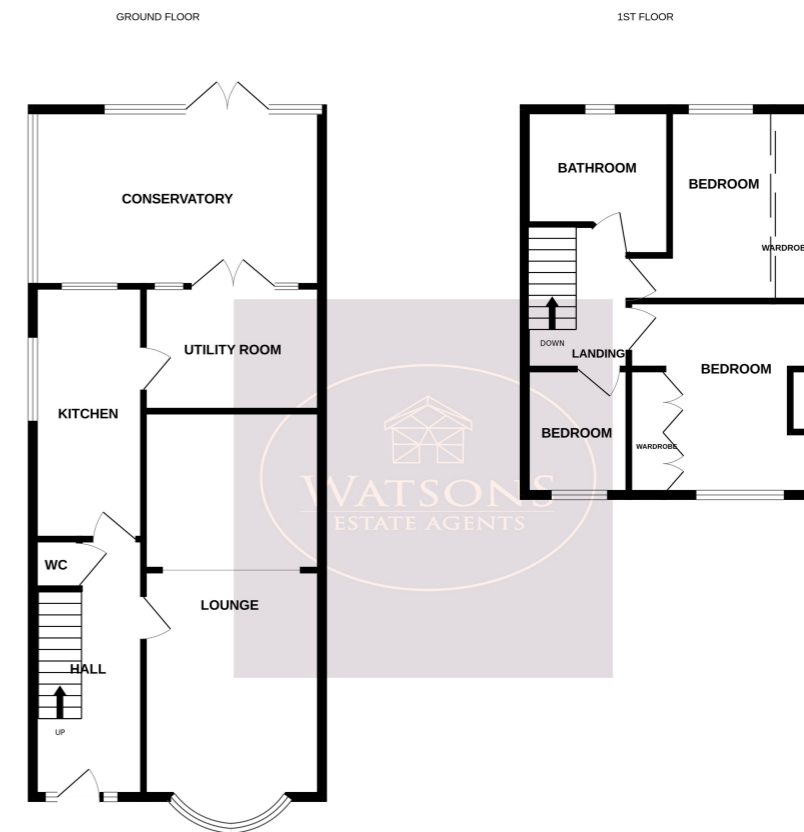
### Utility Room

2.75m x 2.27m (9' 0" x 7' 5") A range of matching high gloss wall & base units, tiled flooring and French doors leading to the conservatory.

### Conservatory

4.53m x 3.32m (14' 10" x 10' 11") Brick & uPVC double glazed construction and polycarbonate roof. Wood effect laminate flooring with underfloor heating, air conditioning, plumbing for washing machine and French doors leading to the rear garden.

## First Floor



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 for 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. Made with Metropac 02023

### Landing

UPVC double glazed window to the side, access to the attic and doors to all bedrooms and bathroom.

### Bedroom 1

3.5m x 3.32m (11' 6" x 10' 11") UPVC double glazed window to the front, fitted wardrobes, wood effect laminate flooring and radiator.

### Bedroom 2

3.34m x 2.67m (10' 11" x 8' 9") UPVC double glazed window to the rear, fitted sliding door wardrobes and radiator.

### Bedroom 3

2.16m x 1.99m (7' 1" x 6' 6") UPVC double glazed window to the front and radiator.

### Bathroom

4 piece suite in white comprising concealed cistern WC, wall mounted sink, freestanding roll top bath and corner shower cubicle with electric shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property a gravel driveway provides off road parking for 5/6 cars and could comfortably accommodate larger vehicles such as a motorhome or campervan. The South facing, low maintenance rear garden offers a good level of privacy and comprises a paved patio, gravel bed section and turfed lawn with a tree lined outlook. A detached brick built garage measuring 6m x 3m and a large timber outbuilding provide useful covered storage space for garden tools, bikes and similar leisure equipment. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.