

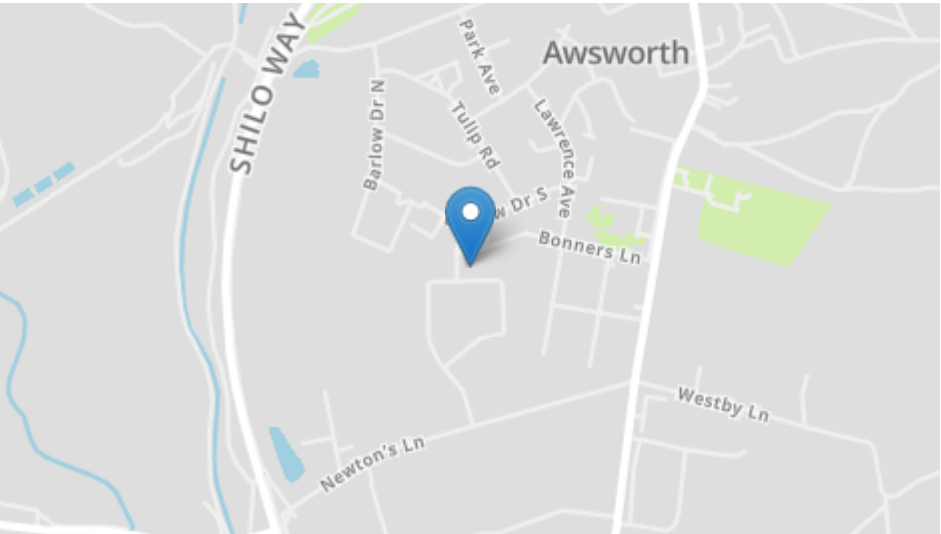
The Glebe, Cossall, NG16 2SH

Offers Over £270,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs Bathroom & First Floor Shower Room
- Garden Room
- Fully Renovated & Immaculately Presented
- Off Road Parking & Garage
- Cul-De-Sac Position
- NO UPWARD CHAIN
- MUST be viewed!

Our Seller says....

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 - 29099974

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



WOW, THIS ONE IS A HEAD TURNER! Are you looking for a 'turn-key' home in a village location? Then this is the home for you. A FULLY RENOVATED 3 bedroom semi-detached property in the popular village of Cossall. With 3 reception rooms, 2 bathrooms, a driveway & garage, brought to the market with no upward chain. Briefly comprising; entrance hallway, bathroom, snug/study, lounge, garden room & open plan dining kitchen to the ground floor. Upstairs, the landing leads to 3 generous bedrooms and a shower room. Outside, a driveway & garage provide off street parking, whilst the private rear garden requires little maintenance. Cossall is a well regarded village, nestled between countryside and amenities, with Awsworth, Kimberley, Eastwood and Ilkeston all close by for shops, schools and restaurants. Nearby transport links include the A610 and M1. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor wooden doors to the study/snug and downstairs bathroom.

Bathroom

3 piece suite in white comprising WC, feature table top sink and bath with mains fed dual rainfall effect shower over. Heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the front.

Snug/Study

3.98m (2.56m min) x 3.06m (13' 1" x 10' 0") Understairs storage and wooden doors to the lounge, dining kitchen and garden room.

Lounge

4.8m x 3.61m (15' 9" x 11' 10") UPVC double glazed window to the front, radiator and French doors to the rear garden.

Kitchen

7.22m x 2.49m (23' 8" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include waist height electric oven & hob with extractor over, fridge freezer, dishwasher. UPVC double glazed windows to the rear & front, ceiling spotlights, radiator and door to the side.

Garden Room

4.09m x 2.85m (13' 5" x 9' 4") Brick & uPVC double glazed construction, polycarbonate apex roof, radiator and French doors to the rear garden.

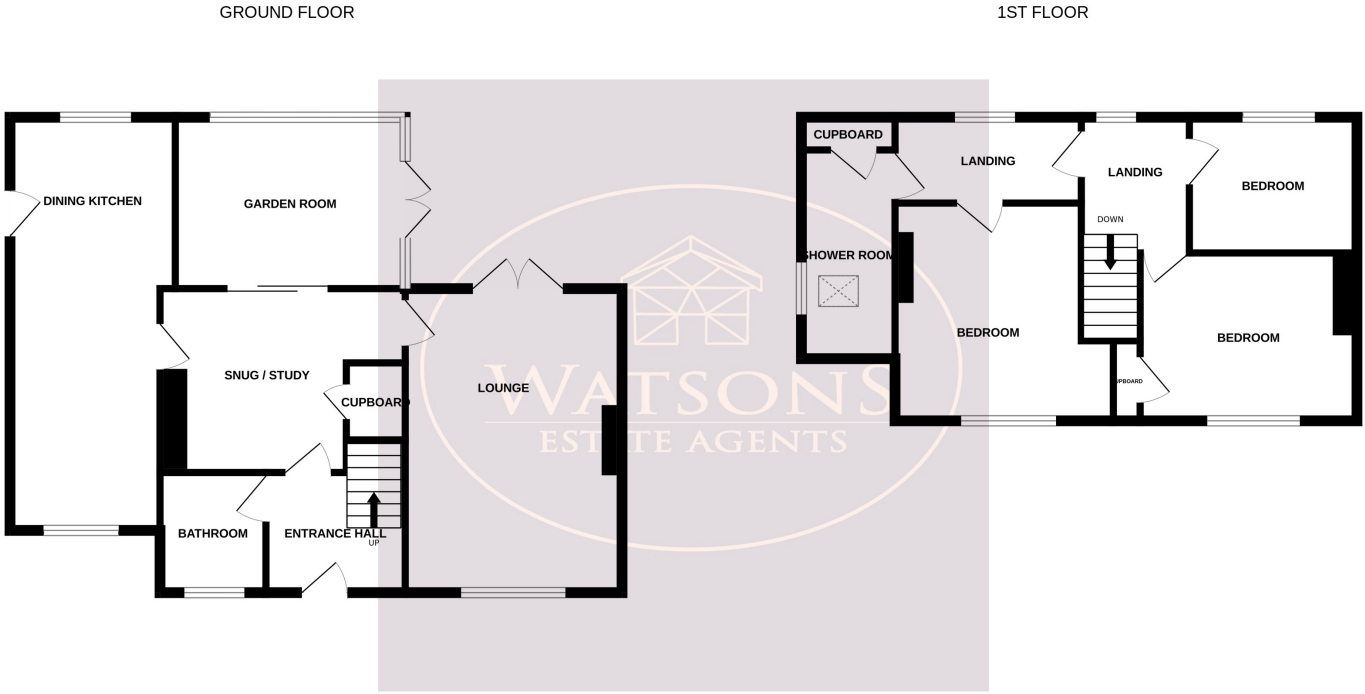
First Floor

Landing

UPVC double glazed windows to the rear, access to the attic (partly board with dropdown ladder), radiator. Wooden doors to bedrooms 2 & 3 and second landing.

Bedroom 2

3.45m (3.84m max) x 2.65m (11' 4" x 8' 8") UPVC double glazed window to the front, built in wardrobe and radiator.



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 by 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.
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Bedroom 3

2.9m x 2.27m (9' 6" x 7' 5") UPVC double glazed window to the rear and radiator.

Second Landing

UPVC double glazed window to the rear and wooden doors to bedroom 1 & shower room.

Bedroom 1

3.87m x 3.1m (12' 8" x 10' 2") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower over. Heated towel rail, feature tiled flooring, built in storage cupboard and velux window.

Outside

To the front of the property is a turfed lawn. A tarmacadam driveway provides ample off road parking leading to the garage with double wooden door. Other features include a external tap. The garden is enclosed by timber fencing to the perimeter. The rear garden comprises a timber decking seating area, steps down to the turfed lawn and large timber built shed. The garden is enclosed by timber fencing to the perimeter.