

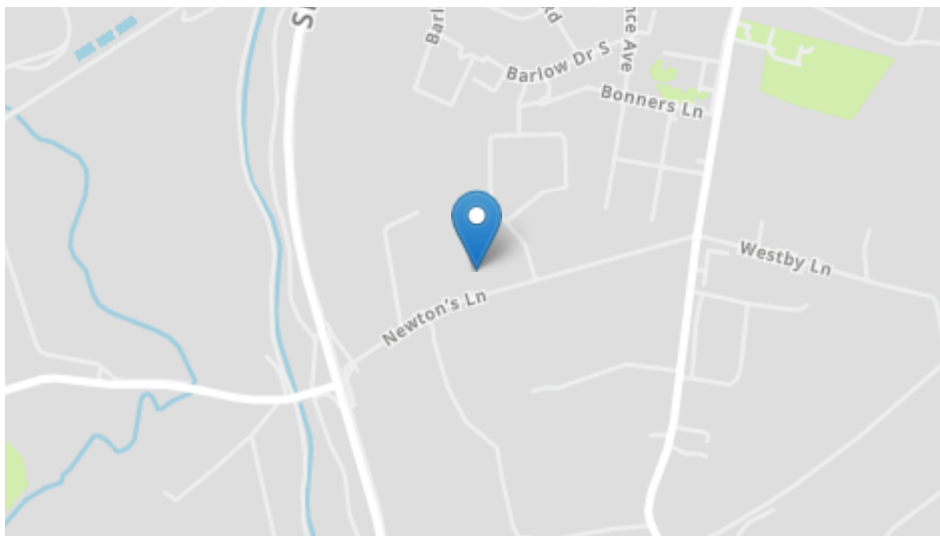
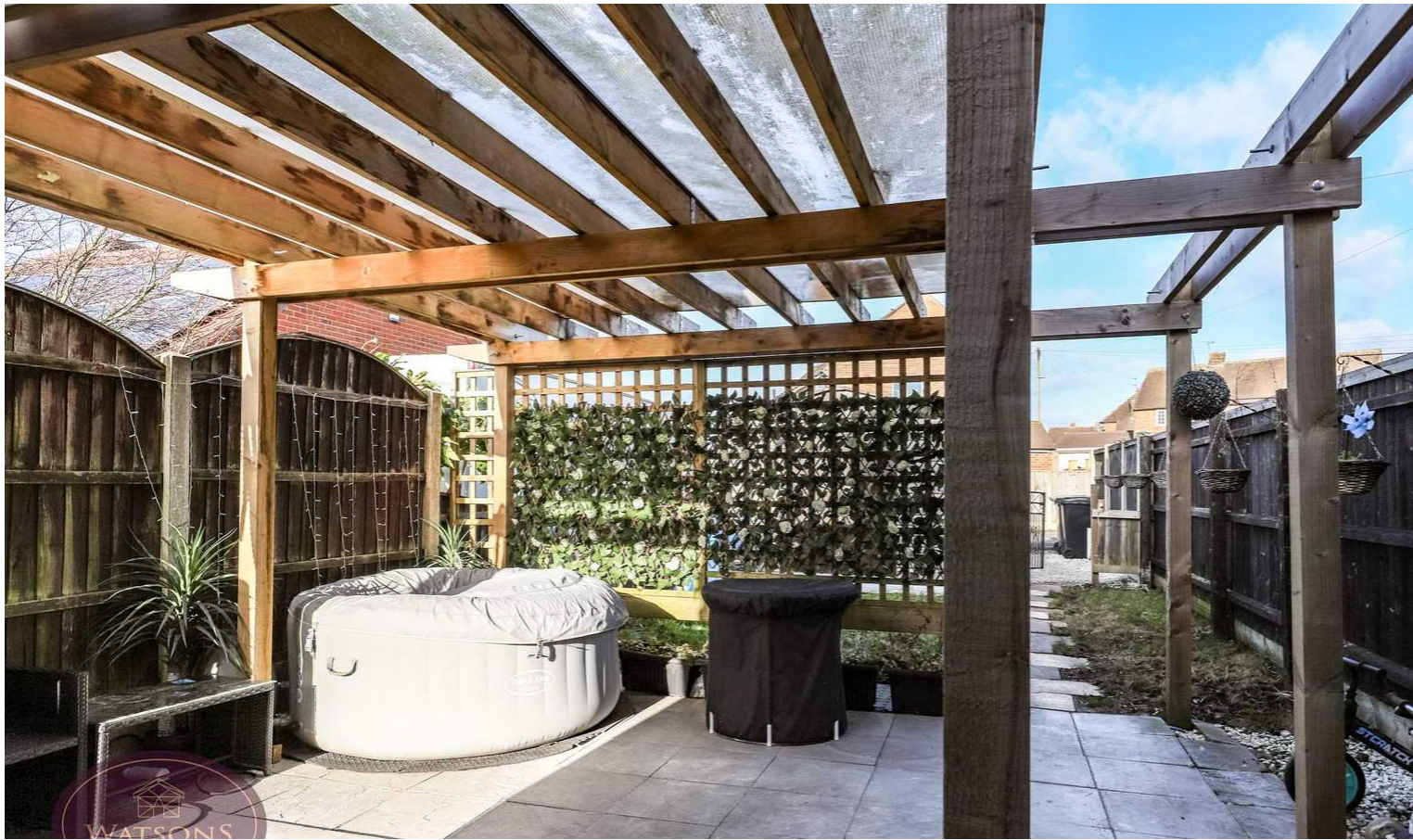
Newtons Lane, Cossall, NG16 2SJ

Offers Over £190,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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 House
- 3 Bedrooms
- Open Plan Dining Kitchen
- Newly Fitted Kitchen
- Driveway
- Short Drive To Kimberley Town Centre
- Ease of Access to A610
- Ideal First Buy or Family Home

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 - 27126978

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



*** WELL PRESENTED & PRICED TO SELL! *** Viewing of this 3 bed semi detached home in Cossall is advised as it is well presented throughout and it sits on a larger than average plot. Whether you are a first time, second time buyer or down-sizing, benefitting from some recent refurbishment, this is just awaiting the next lucky buyer. In brief, the accommodation comprises: entrance hall, lounge, dining kitchen, upstairs landing to the 3 bedrooms and family bathroom. The property is set back from the road to give quite a generous frontage, but the rear garden is also a good size and ideal for children and pets in the Spring & Summer months. Cossall is a desirable village location with easy access to the nearby towns of Eastwood, Kimberley & Ilkeston where there is a train station. There is also easy access to key road links including the A610 & M1 motorway. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door, radiator, stairs to the first floor, wood effect laminate flooring and doors to the lounge and dining kitchen.

Lounge

4.36m into the bay x 3.33m (14' 4" x 10' 11") UPVC double glazed bay window to the front and wood effect laminate flooring.

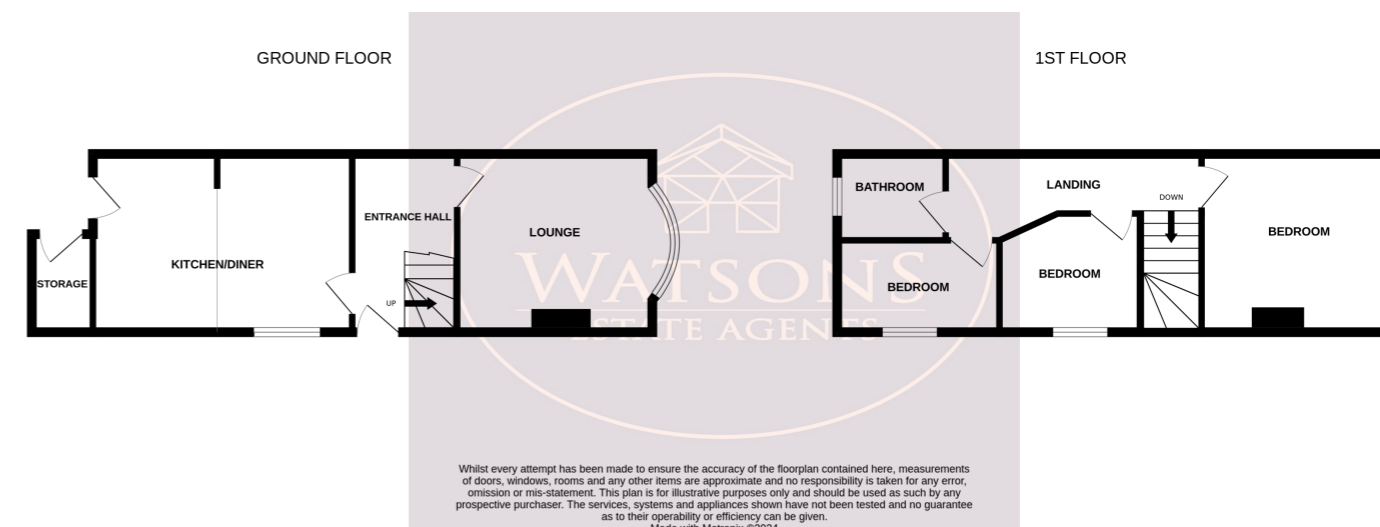
Dining Kitchen

4.8m x 3.33m (15' 9" x 10' 11") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob. Plumbing for washing machine, wood effect laminate floor, radiator, wall mounted Viessmann boiler and door to the rear.

First Floor

Landing

Access to the attic and doors to all bedrooms and bathroom.



Bedroom 1

3.79m x 3.32m (12' 5" x 10' 11") UPVC double glazed window to the front, radiator and built in wardrobe.

Bedroom 2

2.67m x 2.23m (8' 9" x 7' 4") UPVC double glazed window to the side, built in wardrobe and radiator.

Bedroom 3

2.93m x 1.75m (9' 7" x 5' 9") UPVC double glazed window to the side and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a timber decking seating area, turfed lawn and is enclosed by timber fencing and original stone wall to the perimeter. The rear garden comprises a paved patio & turfed lawn with uncovered pergola, aluminium shed. The garden is enclosed by timber fencing to the perimeter. To the rear is a driveway providing off road parking, this is accessed via The Glebe.