

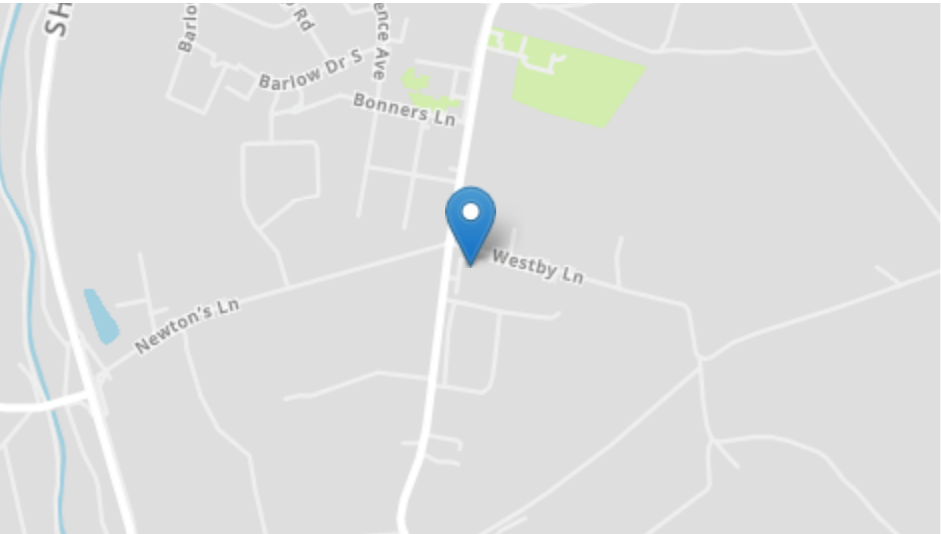
Awsworth Lane, Cossall, NG16 2RZ

Offers Over £450,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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		



- 3 Storey Detached Family Home
- 4 Bedrooms
- Generous Modern Dining Kitchen
- Downstairs WC & Utility Room
- 2 En Suite Bathrooms & Family Bathroom
- Ample Off Road Parking
- Private Low Maintenance Rear Garden
- 8 Years NHBC Certificate

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 - 29357089

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



\*\*\* NEW HOME PERFECTION \*\*\* A brand new, four bedroom, three storey detached family home in an exclusive small development of just three detached dwellings in the sought after village of Cossall. Features include underfloor heating to downstairs, oak doors throughout, a stunning open plan living/kitchen/diner with Bi-folds to the rear garden, a cosy lounge with log burner, two en-suite bedrooms, driveway, and designated visitor spaces. Briefly comprising; entrance hallway, downstairs WC, lounge, open plan kitchen/living/diner, utility room. To the first floor, two bedrooms, one with en-suite, and family bathroom, and to the second floor, primary bedroom with dressing area and en-suite. Outside, to the front is a driveway providing off road parking for two cars, and opposite are two further parking spaces, ideal for visitors. Set back from the road, and in the sought after village of Cossall, there are countryside walks on your doorstep, with Babbington village a short walk away. The surrounding villages and towns including Awsorth, Kimberley, Eastwood and Ilkeston provide an array of amenities including shops, supermarkets, bars, and excellent schooling. The A610 and M1 at J26 are close by providing easy access to the industry centres. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front with uPVC double glazed windows to the sides and uPVC double glazed window to the top. Oak & glass stairs case to the first floor, tiled flooring with underfloor heating. Oak French doors to the lounge and dining kitchen, oak door to the WC.

WC

WC, vanity sink unit, ceiling spotlights and tiled flooring with underfloor heating.

Lounge

5.67m x 2.93m (18' 7" x 9' 7") Full height uPVC double glazed window to the front, underfloor heating, feature fireplace with inset log burner.

Dining Kitchen

6.02m x 5.03m (19' 9" x 16' 6") A range of matching wall & base units, granite work surfaces incorporating a composite sink & drainer unit. Integrated appliances to include; waist height electric oven & induction hob with extractor over and dishwasher. Breakfast bar, underfloor heating, uPVC double glazed window to the side, skylight, ceiling spotlights and uPVC double glazed bi folding doors to the rear garden. Oak door to the utility room.

Utility Room

2.22m x 2.12m (7' 3" x 6' 11") A range of matching wall & base units, quartz work surfaces incorporating an inset composite sink. Integrated washing machine and fridge freezer. Tiled floor with underfloor heating, door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, full height uPVC double glazed window to the front, airing cupboard housing the hot water tank, oak and glass stair case to the second floor. Doors to bedrooms 2, 3 & 4 and family bathroom.

Bedroom 2

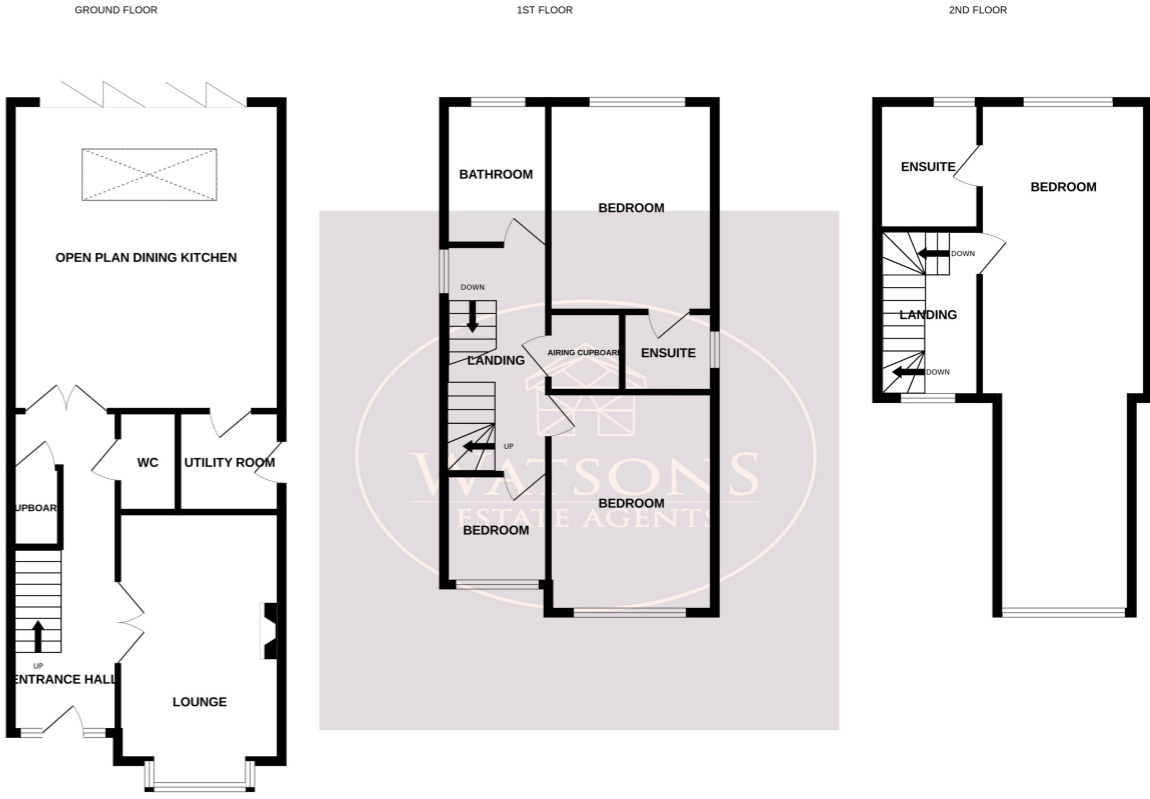
4.02m x 3.0m (13' 2" x 9' 10") UPVC double glazed French doors to the rear to the Juliet balcony, radiator. Oak door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the side, heated towel rail and ceiling spotlights.

Bedroom 3

4.33m x 2.97m (14' 2" x 9' 9") Full height uPVC double glazed window to the front 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 4

2.19m x 2.04m (7' 2" x 6' 8") Full height uPVC double glazed window to the front and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle. Obscured uPVC double glazed window to the rear, chrome heated towel rail, ceiling spotlights.

Second Floor

Landing

UPVC double glazed window to the front and oak door to the primary bedroom.

Primary Bedroom

9.09m x 2.42m (29' 10" x 7' 11") Feature uPVC double glazed window to the front, uPVC double glazed window to the rear, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the rear, heated towel rail and ceiling spotlights.

Outside

To the front of the property, a block paved driveway provides ample off road parking. The low maintenance rear garden offers a good level of privacy with open views over nearby countryside and comprises a pave patio seating area and artificial lawn. The garden is enclosed by timber fencing to the perimeter and gated access to the side.