

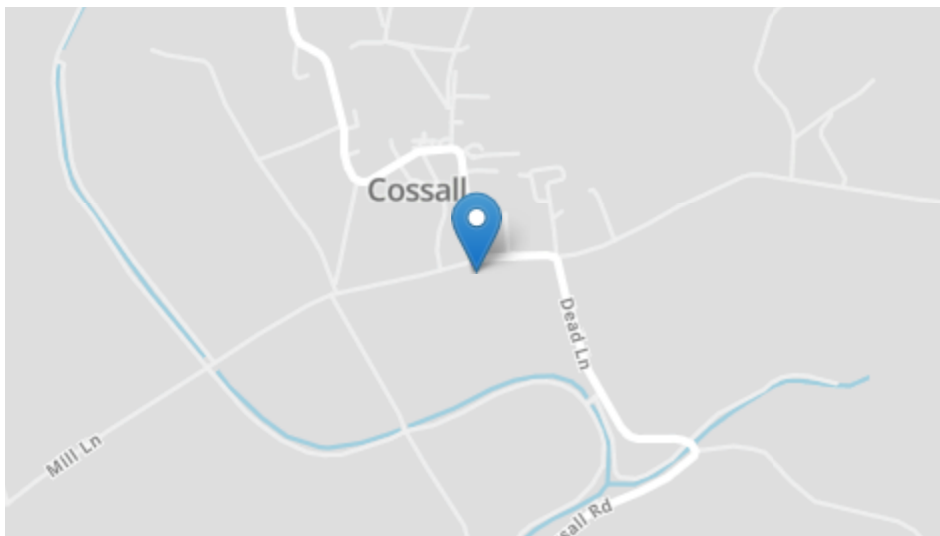
Woodlands, Mill Lane, Cossall, NG16 2RY

Guide Price £700,000



Woodlands, Mill Lane, Cossall, NG16 2RY

Guide Price £700,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	82
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached Family Home
- 4 Bedrooms
- 3 Reception Areas
- Open Plan Living Space
- Downstairs WC
- En Suite & Family Bathroom
- South-Facing Garden With Open Views
- Generous Off Road Parking
- Desirable Village Location
- No Upward Chain

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 - 30000639

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



*** GUIDE PRICE £700,000-750,000 *** THE HOME OF DREAMS! *** Welcome to 'Woodlands', a remarkable property in the heart of the Cossall countryside which has been transformed by the current owner into a simply superb family home. You will enter via a recently installed electric gate onto the brick paved frontage which can accommodate multiple vehicles. Stepping inside, you will feel the underfloor heating which covers the entire property. The hallway leads to a downstairs wc, sitting room and the superb open plan versatile family space which is one of the many great features which families will appreciate. The lounge opens out into a versatile space which enjoys an abundance of natural light and dual aspect bi-fold doors adding to the sense of space. The adjoining high specification kitchen has also been recently refitted. Upstairs, the landing leads to the 4 bedrooms (en suite to primary) with vaulted ceiling and well as the modern family bathroom with 4 piece suite. The internal doors are all fire doors. Outside, the pathway directly to the front leads to both Cossall & Erewash canals which are both within 400 metres, but it's the rear which will really appeal to families. Not only is the generous lawned rear south-facing, the show-stopping open views beyond also provide total privacy. The land is protected under section 4 to protect from development and there is also an opportunity to acquire some surrounding land (to be discussed if appropriate). Additionally, there is a generous outbuilding which has been cleverly concealed at the end of the rear garden. With insulation & power, this is currently used as a gym and storage, but could also be easily converted to use as a home office or social space. With the added benefit of coming with NO UPWARD CHAIN, this presents quite a rare and exciting opportunity. Call Watsons on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Storm Porch

Solid oak doorframe and window, solid wooden door to the entrance hall.

Entrance Hall

Oak staircase to the first floor, understairs storage, tiled flooring with under floor heating and Accoya and oak doors to the lounge, sitting room/play room, WC and kitchen. Storage cupboard with pull out storage and sliding doors to the front.

WC

WC, wall mounted sink and ceiling spotlights.

Lounge

6.41m x 4.5m (21' 0" x 14' 9") Tiled flooring with underfloor heating and open to the family area.

Dining Area

7.87m x 3.53m (25' 10" x 11' 7") Tiled flooring with underfloor heating, ceiling spotlights, Accoya and Oak triple glazed bi folding doors to the rear & side. Open to the kitchen.

Kitchen

4.6m x 3.2m (2.78m min) (15' 1" x 10' 6") A range of matching wall & base units, quartz work surfaces incorporating an inset twin Belfast sink. Space for Range cooker with 7 ring gas hob with extractor over. Integrated dishwasher, plumbing for washing machine. Feature brick built fireplace with dual aspect log burner. Tiled flooring with underfloor heating, integrated combination boiler. Accoya and Oak triple glazed window to the front, ceil spotlights and open to the dining area.

Sitting Room/Play Room

3.5m x 3.0m (11' 6" x 9' 10") Accoya and Oak wooden triple glazed windows to the side & front, tiled flooring with underfloor heating and French doors to the rear garden.

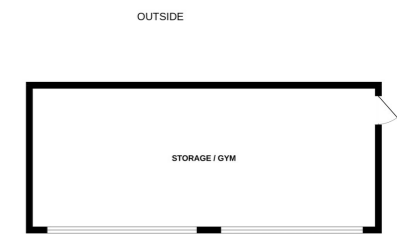
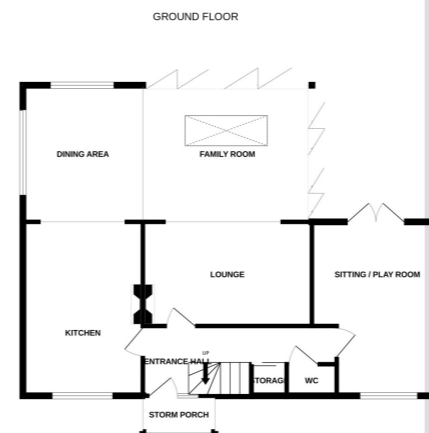
First Floor

Landing

Accoya and Oak triple glazed window to the front, solid oak flooring with underfloor heating. 'Accoya' and oak doors to all bedroom and the family bathroom.

Primary Bedroom

4.33m x 3.23m (14' 2" x 10' 7") Accoya and Oak wooden triple glazed windows to the side & rear, built in wardrobes, built in storage cupboard and solid oak flooring with underfloor heating. Door to the en suite.



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.
Made with Metropix ©2026

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower over. Accoya and Oak wooden triple glazed window to the side with extractor fan.

Bedroom 2

3.32m x 2.46m (10' 11" x 8' 1") Accoya and Oak wooden triple glazed window to the rear, fitted wardrobe and solid oak flooring with under floor heating.

Bedroom 3

2.93m x 2.56m (9' 7" x 8' 5") Accoya and Oak wooden triple glazed window to the rear, fitted wardrobe and solid oak flooring with underfloor heating.

Bedroom 4

2.04m x 1.6m (6' 8" x 5' 3") Accoya and Oak wooden triple glazed window to the front, access to the attic (partly boarded with drop down ladder) and solid oak flooring with underfloor heating.

Bathroom

4 piece suite in white comprising concealed cistern WC, vanity sink unit with feature table top sink, freestanding bath and shower cubicle with mains fed dual rainfall effect shower over. Chrome heated towel rail, extractor fan and ceiling spotlights. Obscured Accoya and Oak wooden triple glazed window to the rear. Tiled flooring with underfloor heating.

Outside

To the front of the property is a brick paved driveway providing ample secure off road parking. The front is enclosed by wall to the perimeter and double Sapele hardwood electric double gate to the front. The rear garden offers a good level of privacy with open views over nearby countryside and comprises granite paved patio seating area, a generous turfed lawn. Other features include a sunken multi functional outbuilding measuring 9.32m x 3.96m, fully insulated with power and double glazed windows & doors. The garden is enclosed by timber fencing to the perimeter with Sapele hardwood gated access to both sides.

Agents Note

The seller has provided us with the following information, the boiler is located in the Kitchen and is 3 years old. It was last serviced in January 2026.