

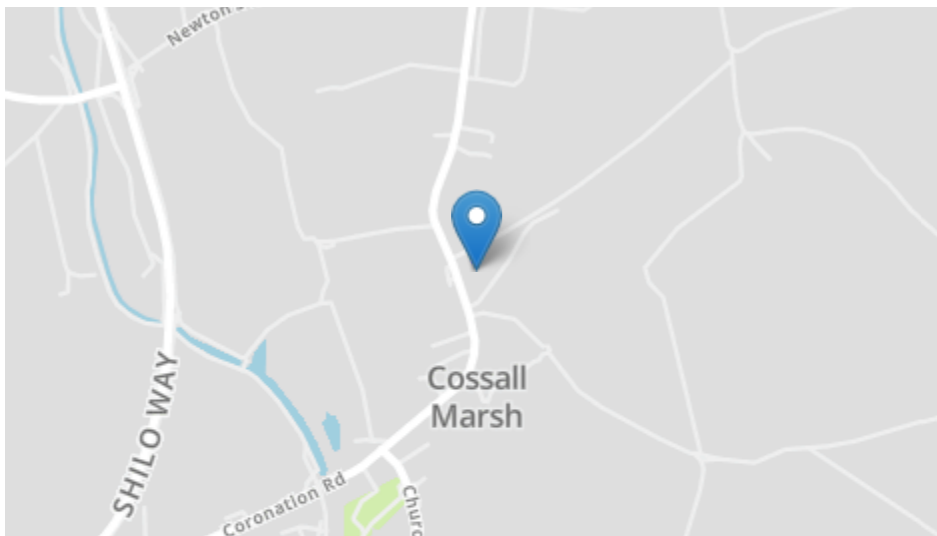
Awsorth Lane, Cossall, NG16 2RZ

£290,000



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- Detached Bungalow
- En Suite
- 2 Double Bedrooms & Study/3rd bedroom
- En Suite & Family Bathroom
- Garden Room
- Generous Off Street Parking
- Private Rear Garden
- Desirable Village Location

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 - 27642706

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  
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\*\*\* LIFE ON ONE LEVEL \*\*\* Location is especially important when choosing a 'forever home' and there won't be many better options than this detached 2 bed bungalow in the desirable village of Cossall. Recently benefitting from a refitted kitchen, the accommodation comprises in brief: porch, entrance hall, lounge, breakfast kitchen, garden room. The garage has previously been converted to the 2 bedrooms (BOTH DOUBLE and one with en suite), a bedroom/study and bathroom. The generous plot provides a good amount of off street parking to the front, whilst the appealing lawned rear enjoys a high level of privacy. A large garage alongside has extra length to provide good additional motorcycle/bike parking and/or storage. Whilst quiet, the village location has easy access to the neighbouring towns of Ilkeston, Eastwood & Kimberley where there are a wealth of amenities and the A610 nearby also gives easy access to the M1 motorway. This is just waiting to be another much loved long term home. Call our sales team now to arrange a viewing.

#### Porch

UPVC double glazed entrance door. Tiled flooring, door to the entrance hall.

#### Entrance Hall

Access to the attic (partly boarded with dropdown ladder) and doors to the lounge, breakfast kitchen, bathroom and bedrooms 1 & 2.

#### Lounge

4.52m x 3.46m (14' 10" x 11' 4") UPVC double glazed bay window to the front and uPVC double glazed windows to the rear & side. Brick built fireplace with inset multi fuel burner, radiator and additional ceiling insulation.

#### Breakfast Kitchen

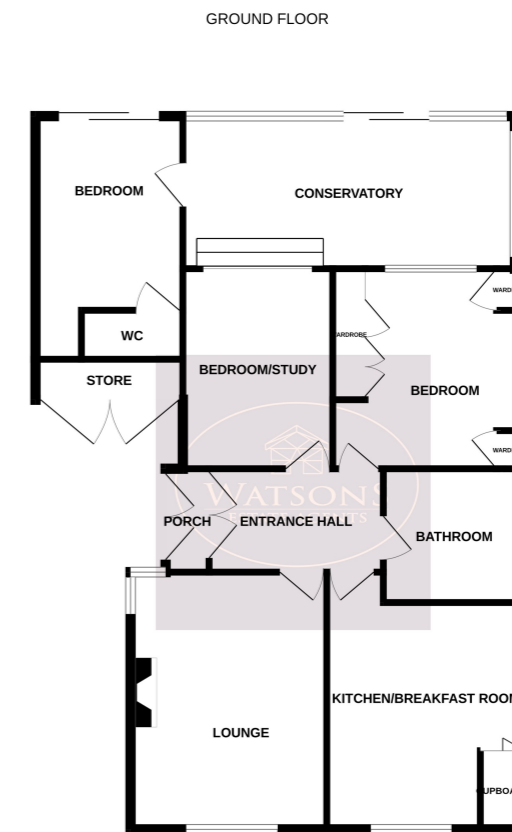
3.56m x 3.43m (11' 8" x 11' 3") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and dishwasher. Plumbing for washing machine, ceiling spotlights, radiator, walk in pantry housing the combination boiler, tiled flooring, pull out breakfast bar with additional storage. UPVC double glazed window to the front and door to the walk in pantry housing the combination boiler.

#### Garden Room

5.81m x 2.67m (19' 1" x 8' 9") Brick & uPVC double glazed construction, tiled flooring, ceiling spotlights and sliding patio doors to the rear.

#### Bedroom 1

3.58m x 3.48m (11' 9" x 11' 5") UPVC double glazed window to the rear, a range of fitted furniture 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 2 / Study

3.5m x 2.59m (11' 6" x 8' 6") Radiator and open to the garden room.

#### Bedroom 3

3.17m x 2.6m (10' 5" x 8' 6") Radiator, wood effect laminate flooring, sliding patio doors to the rear garden and door to the en suite WC.

#### En Suite WC

WC, pedestal sink unit and heated towel rail.

#### Family Bathroom

4 piece suite in white comprising concealed cistern WC, vanity sink unit, bath and shower cubicle with mains fed shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

#### Outside

To the front of the property, a tarmac driveway provides ample off road parking leads to the outside storage area with double doors. The driveway is enclosed by wall, hedge and timber fencing to the perimeter. The rear garden offers a good level of privacy and comprises a paved patio, generous turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by hedge and timber fencing to the perimeter with gated access to both sides.