

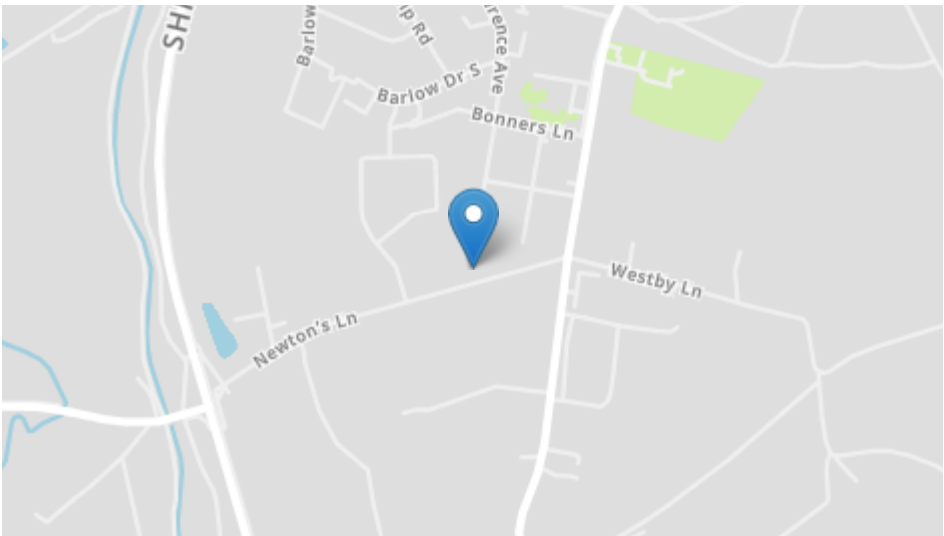
Newtons Lane, Cossall, NG16 2SF

Offers Over £250,000



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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	60	73
(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
- 2 Double Bedrooms
- En Suite & Family Bathroom
- Garden Room
- Attic Room
- Generous Rear Garden
- Ample Off Road Parking
- Character & Charm Throughout

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 - 29124631

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



*** YOU'RE THE ONE THAT I WANT *** A fabulous semi-detached home in the popular village of Cossall, with more than meets the eye! Benefiting from a generous dining kitchen, garden room, loft room, and spacious and private rear garden, along with ample off road parking. Briefly comprising; entrance hallway, lounge, dining kitchen, garden room. To the first floor, two good sized bedrooms and bathroom. There is also a fantastic loft room. Outside, to the front is a large driveway providing ample off road parking, whilst to the rear is a mature and private garden. Cossall offers buyers the best of both worlds, with surrounding countryside walks on your doorstep, while nearby towns and villages including Kimberley, Ilkeston and Awsworth provide shops, schools and restaurants. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, uPVC double glazed window to the side, radiator, stairs to the first floor, open to the lounge.

Lounge

4.07m x 3.76m (13' 4" x 12' 4") UPVC double glazed bay window to the front, solid wooden flooring, radiator, ceiling beams, feature brick built fire place with inset log burner. Open to the dining kitchen.

Dining Kitchen

5.46m x 2.57m (17' 11" x 8' 5") A range of matching wall & base units, work surfaces incorporating an inset composite sink & drainer unit. Inset waist height electric oven and hob with extractor over. Plumbing for washing machine, ceiling spotlights, radiator, uPVC double glazed windows to the rear & side, door to the storage cupboard and open to the garden room.

Garden Room

4.66m x 2.85m (15' 3" x 9' 4") Brick & uPVC double glazed construction, quarry tiled flooring, traditional radiator and uPVC double glazed door to the rear garden.

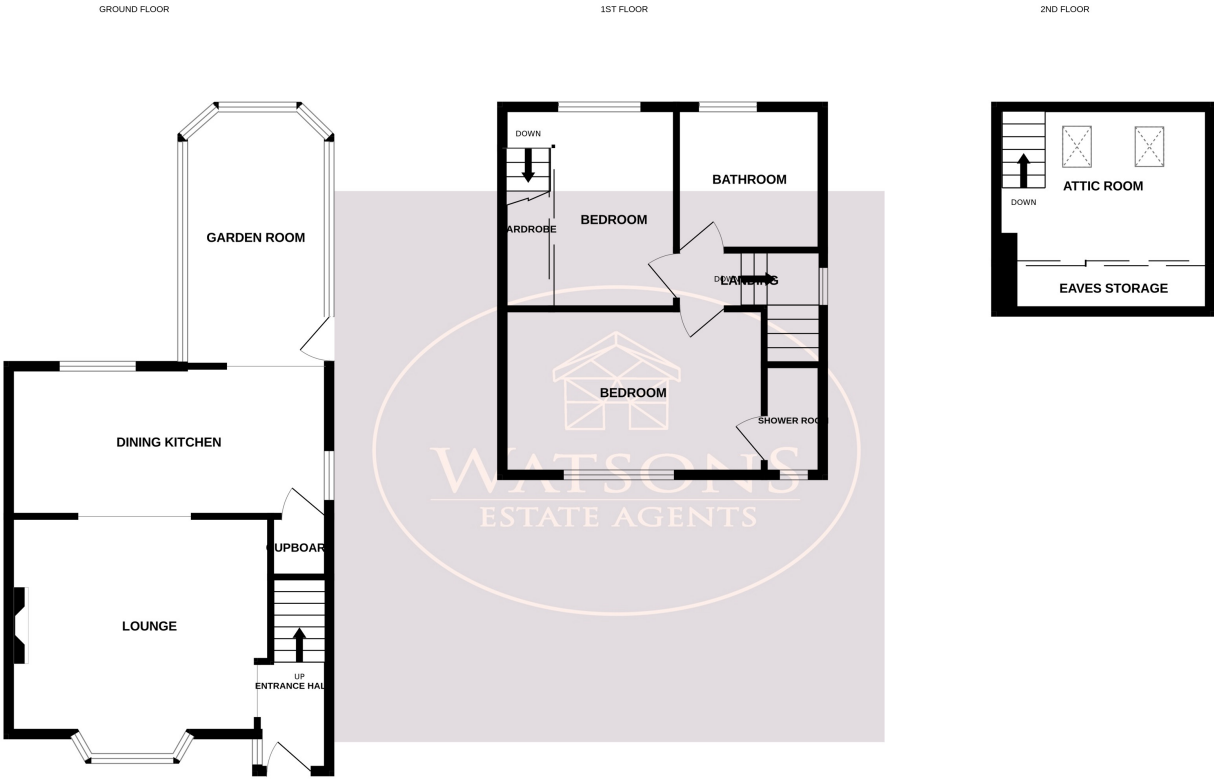
First Floor

Landing

UPVC double glazed window to the side, doors to both bedrooms and bathroom. Stairs to the attic room.

Bedroom

3.86m x 2.88m (12' 8" x 9' 5") UPVC double glazed window to the front, fitted wardrobe and radiator. 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.
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En Suite

Shower cubicle, heated rail and obscured uPVC double glazed window to the front.

Bedroom 2

3.42m x 2.7m (11' 3" x 8' 10") UPVC double glazed window to the rear, fitted wardrobes, ceiling spotlights and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and corner Whirlpool bath. Ceiling spotlights, radiator, tiled flooring and obscured uPVC double glazed window to the rear.

Second Floor

Attic Room

3.71m x 3.16m (12' 2" x 10' 4") 2 velux windows, wardrobe fitted into the eaves, eaves storage, ceiling spotlights and radiator.

Outside

To the front of the property a block paved driveway provides ample off road parking. The driveway is enclosed by wall borders. The generous rear garden comprises a paved patio seating area, generous turfed lawn, flower bed borders with a range of mature shrubs and trees, a brick built outhouse and is enclosed by timber fencing to the perimeter with gated access to the side.