

Awsorth Lane, Cossall, NG16 2SA

Offers Over £650,000



Awsorth Lane, Cossall, NG16 2SA

Offers Over £650,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 27880843

- Substantial Detached Dormer Bungalow
- 4 Bedrooms
- 2 Reception Rooms
- Utility Room & Downstairs WC
- Conservatory
- Driveway & Double Garage
- Planning Approved For Annex
- 1/3 Acre West Facing Rear Garden
- Semi Rural Location
- Viewing Highly Recommended

Our Seller says....

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



*****LIVE THE COUNTRY LIFE***** A substantial detached bungalow set on a third of an acre plot in the semi-rural village of Cossall. Benefits to this wonderful home include four bedrooms to the ground floor, a further two loft rooms, west facing rear garden, outbuildings with planning permission to convert to further accommodation, and a generous gated driveway providing ample off road parking. Briefly comprising; entrance hallway, inner hall, shower room, four bedrooms, dining room, conservatory, study, lounge, kitchen, utility room, wc. To the first floor, two spacious loft rooms and wash room. Outside, to the front and side is a large gated driveway providing ample off road, whilst the rear garden is a particular feature, in total sitting on a third of an acre, the gardens are private and mature with a range of seating and lawned areas. There are also outbuildings at the bottom of the garden with planning permission for further accommodation. Subject to the planning, they could also offer business potential. Located in this semi-rural location, the property lies close to excellent road links providing access to the surround villages and towns. Contact Watsons to arrange your viewing.

Ground Floor

Entrance Hall

2.81m x 1.18m (9' 3" x 3' 10") UPVC double glazed entrance door to the front, spiral stairs to the loft rooms. Doors to the utility room and inner hall.

Utility Room

3.59m x 2.11m (11' 9" x 6' 11") A range of matching base units with granite work surfaces and inset stainless steel sink. Plumbing for washing machine and tumble dryer. Wall mounted boiler, radiator, lead lined uPVC double glazed window to the front and doors to the kitchen & WC.

WC

WC and lead lined uPVC double glazed window to the front.

Kitchen

5.07m x 4.43m (16' 8" x 14' 6") A range of matching solid wood wall & base units, granite work surfaces incorporating an inset Franke one & a quarter bowl stainless steel sink & drainer unit. Integrated appliances to include: fridge, freezers, dishwasher and microwave. 5 plate Falcon gas Range cooker with double oven & warming drawer. Ceiling spotlights, tiled flooring, radiator, lead lined uPVC double glazed windows to the rear and side and doors to the study and dining room.

Study

3.29m x 3.01m (10' 10" x 9' 11") Lead lined uPVC double glazed window to the side, radiator and a range of fitted furniture. Decorative coving and sliding patio doors to the conservatory.

Dining Room

4.34m x 3.35m (14' 3" x 11' 0") Radiator, ceiling spotlights and doors to the lounge and kitchen.

Lounge

4.8m x 4.46m (15' 9" x 14' 8") Lead lined uPVC double glazed window to the front, radiator, exposed stone work, living flame fire with granite hearth. Radiator and sliding patio doors to the conservatory.

Conservatory

5.9m x 3.94m (19' 4" x 12' 11") Brick & uPVC double glazed construction with open views over the garden. Tiled flooring, radiator, fitted blinds, ceiling fan, heat sensitive thermostat controlled self opening roof light.

Inner Hall

3.77m x 2.19m (12' 4" x 7' 2") Doors to all bedrooms and family bathroom.

Bedroom 1

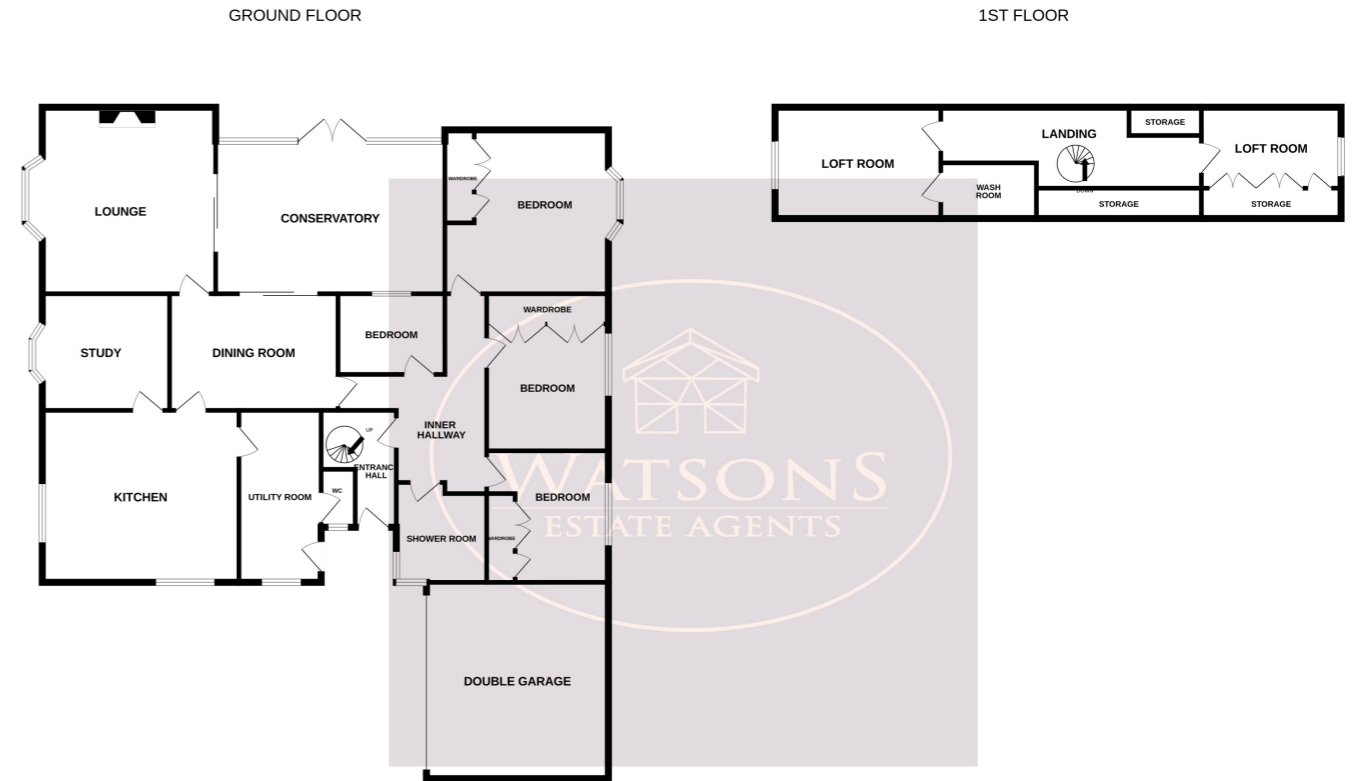
4.23m x 4.23m (13' 11" x 13' 11") Lead lined uPVC double glazed window to the side, a range of fitted furniture and dressing table, radiator.

Bedroom 2

3.46m x 3.36m (11' 4" x 11' 0") UPVC double glazed windows to the side, a range of fitted furniture and radiator.

Bedroom 3

3.6m x 2.85m (11' 10" x 9' 4") UPVC double glazed window to the side, 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.
Made with Metropix ©2024

Bedroom 4

2.73m x 2.22m (8' 11" x 7' 3") UPVC double glazed window to the rear and radiator.

Shower Room

4 piece suite in white comprising WC, vanity sink unit, bidet and over sized walk in shower cubicle. Ceiling spotlights, chrome heated towel rail, extractor fan and lead lined uPVC double glazed windows to the front & side.

First Floor

Landing

Semi galleried landing, feature wrought iron balustrade, radiator, ample storage cupboards and doors to both loft rooms.

Loft Room 1

4.12m x 2.89m (13' 6" x 9' 6") Lead lined uPVC double glazed window to the side with open views over nearby countryside, radiator, cupboard with sink.

Loft Room 2

3.67m x 3.58m (12' 0" x 11' 9") Lead lined uPVC double glazed window to the side with open viewings and radiator.

Wash Room

Hand wash basin.

Outside

A true feature of this property is the fabulous third of an acre plot the property stands on, with landscaped gardens and various outbuilding with open views beyond. To the front of the property is a turfed lawn and generous tarmac driveway providing ample off road parking leading to the double garage with electric up & over doors and power. The garden is enclosed by hedge borders to the perimeter and is secured by wrought iron electric gates to the front with brick pillars. The West facing rear gardens offer an excellent level of privacy and comprises a generous landscaped lawn, large patio area and to the rear of the garden is a large outbuilding which offers excellent potential for conversion into an annex/auxiliary accommodation. The outbuilding currently comprises a selection of rooms with some useful storage space. Permanent planning permission has been granted to convert this into a one bedroom detached accommodation which would comprise hall, lounge, breakfast kitchen with utility room, bedroom and bathroom. This could offer annex/auxiliary accommodation to the main residence.