

Awsworth Lane, Cossall, NG16 2RZ

£400,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Detached Bungalow
- 3 Bedrooms
- Generous Lounge Diner
- Conservatory
- Shower Room & Separate WC
- Utility Room
- Driveway
- Private South East Facing Rear Garden
- No Upward Chain

Our Seller says....
First time onto the market. My parents designed and built this lovely bungalow. They bought the plot of land, which was an orchard in 1965 and completed it in 1967. My dad lived next door and mum grew up on a pig farm opposite. It's nice to have a story/history to a property when you acquire one. It has been such a beautiful home to have grown up in and holds very fond memories. The garden is so peaceful and quiet. This will be a beautiful home for a new family to create their own memories.

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 - 28610238

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



MAKES YOUR DREAMS A REALITY Located in the highly regarded and semi-rural village of Cossall, a brilliant opportunity to put your own stamp on this fabulous three bedroom detached bungalow, offering brilliant scope to reconfigure, on a wonderful plot with a south-east facing rear garden, brought to the market with no upward chain. Briefly comprising; porch, entrance hallway, three double bedrooms, shower room, separate WC, generous lounge/diner, dining kitchen, conservatory, utility room, WC. Outside, the property is set back from the road with a generous front garden, with the potential to create further parking (subject to planning and permissions), whilst to the rear is a gated driveway, along with a mature south-east facing garden, and two timber built sheds. Cossall is a small and semi-rural village, located close to a number of larger villages and towns including Awsorth, Kimberley and Ilkeston where all day to day needs can be met. Nearby transport links provide ease of access to these towns, along with Nottingham. Contact Watsons to arrange a viewing.

Porch

Wooden singled glazed French doors to the front. UPVC double glazed French doors to the entrance hall.

Entrance Hall

Doors to all bedrooms, lounge diner, shower room, WC and storage cupboards.

WC

WC and uPVC double glazed window to the front.

Lounge Diner

2 uPVC double glazed windows to the rear, radiator and door to the dining kitchen.

Dining Kitchen

4.67m x 3.86m (15' 4" x 12' 8") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven with warming drawer, 5 ring gas hob with extractor over, fridge freezer and dishwasher. UPVC double glazed window to the front and radiator. Door to the lobby.

Lobby

UPVC door to the front. Doors to the utility room, WC and conservatory.

Utility Room

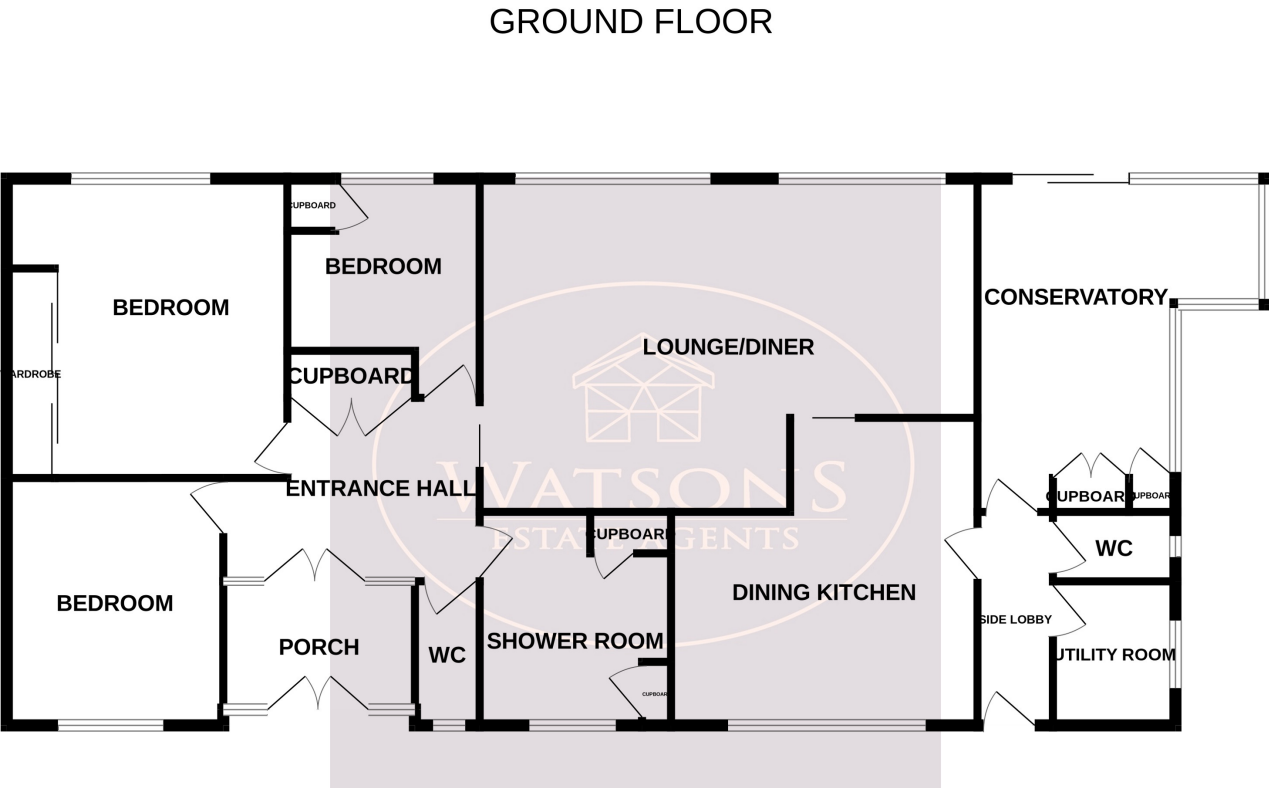
A range of matching wall & base units, plumbing for washing machine & tumble dryer and uPVC single glazed window to the side.

WC

Obscured uPVC single glazed window to the side and WC.

Conservatory

5.4m x 3.86m (17' 9" x 12' 8") Brick & uPVC double glazed construction, radiator, ceiling fans and sliding patio doors to the rear garden.



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 1

4.5m x 4.14m (14' 9" x 13' 7") UPVC double glazed window to the rear, fitted sliding door wardrobes and radiator.

Bedroom 2

3.63m x 3.36m (11' 11" x 11' 0") UPVC double glazed window to the front, a range of fitted furniture and radiator.

Bedroom 3

3.24m x 2.87m (10' 8" x 9' 5") UPVC single glazed window to the rear, storage cupboard and radiator.

Shower Room

2 piece suite comprising vanity sink unit and shower cubicle. Traditional radiator, ceiling spotlights, cupboard housing the hot water tank and access to the attic. UPVC obscured double glazed window to the front.

Outside

To the front of the property is turfed lawn, flower bed borders with a range of plants & shrubs. The South East facing rear garden offers a good level of privacy and comprises a paved patio, generous turfed lawn, 2 timber built sheds and is enclosed by decorative block panelling to the perimeter. The brick paved driveway provides ample off road parking, secured by a wooden gate and is access via Church lane.