



**Awsworth Lane  
Cossall, Nottingham NG16 2RZ**

**Guide Price £399,995 Freehold**

A DECEPTIVELY SPACIOUS INDIVIDUALLY  
DESIGNED AND BUILT THREE BEDROOM  
DETACHED BUNGALOW, OFFERED FOR  
SALE WITH NO UPWARD CHAIN





Robert Ellis are delighted to bring to the market for the first ever time since construction in the mid 1960's, this individually designed and built three bedroom detached bungalow is situated within this popular and established village location.

The property has been specifically designed in such a way that the internal rooms could be adjusted without affecting the roof structure, however, its current spacious layout, offering three bedrooms and separate living space would suit that of a variety of different buying types, from those looking to acquire a property on one level, however, have the space of what you would expect within a detached house.

With single level accommodation, comprising a side entrance lobby, utility room, w.c., L shaped conservatory, breakfast kitchen, lounge/diner, inner hallway, entrance porch, three bedrooms, bathroom and separate second w.c.

Other benefits to the property include gas fired central heating, double glazing, off street parking to the rear and generous front and rear gardens.

As previously mentioned the property benefits from off street parking which can be found to the rear of the property, utilising the shared drive just off Cossall Road to which there is gated entrance to the rear of the property.

The property's location provides easy access to the nearby shops and services that Ilkeston has to offer, there is also easy access to the Giltbrook retail park incorporating Ikea, Next and other selection of shops and services, there is also easy access to nearby schooling, open countryside and transport links including the Ilkeston train station.

The property would certainly suit that of a variety of different buyers and we would highly encourage an internal viewing to fully appreciate the size overall.





### Side Entrance Lobby

9'3" x 3'8" approx (2.82m x 1.12m approx)

UPVC panel and double glazed front entrance door, fixed double storage cupboard, internal doors to kitchen, conservatory, utility and w.c.

### Utility Room

5'10" x 5'7" approx (1.78m x 1.71m approx)

Plumbing and space for washing machine and tumble dryer with roll top work surface space above, fixed shelving, power and lighting points and window to the side.

### Separate w.c.

4'8" x 2'6" approx (1.43m x 0.77m approx)

With exposed brickwork to the walls, window to the side and housing of a low flush w.c.

### L Shaped Conservatory

16'2" x 14'0" approx (4.95m x 4.29m approx)

Brick and hard wood double glazed construction with exposed brickwork to one wall, decorative wall tiles, sliding double glazed patio doors opening out to the rear garden, electric ceiling fan, pitched roof, useful storage cupboards, wall mounted heater, telephone point as well as power and lighting outlets.

### Breakfast Kitchen

15'0" x 13'2" approx (4.58m x 4.02m approx)

The kitchen comprises of a matching range of fitted base and wall storage cupboards with square edged work surfacing incorporating counter level double bowl sink unit with central mixer tap and tiled splashbacks. Fitted five ring gas hob with extractor fan over, original in-built eye level oven and warming drawer beneath, integrated dishwasher, glass fronted crockery cupboards, part wall panelling and partial wall tiling, space for a dining table and chairs, radiator, telephone point, double glazed window to the front with fitted blinds letting on lots of natural light and wall mounted Glow Worm gas central heating boiler. Sliding door to lounge.

### Lounge/Diner

24'3" x 15'7" approx (7.4m x 4.75m approx)

Two double glazed picture windows to the rear making the most of the views over towards the garden and fields to the left, brick fireplace with wooden lintel and tiled hearth with centralised wood burning stove, fitted cabinets to one wall including shelving, drawers, storage cupboards and pull out lockable desk unit, coving and radiator. Sliding door to inner hallway.

### Inner Hallway

12'3" x 8'11" approx (3.75m x 2.72m approx)

With coving, two useful storage cupboard with overhead storage space, radiator, wall light points and internal doors to all bedrooms, bathroom and w.c. Further double doors to the entrance lobby.

### Entrance Lobby/Porch

8'0" x 5'3" approx (2.45m x 1.61m approx)

Panel and glazed French entrance doors from the front garden with windows to either side of the door, tiled flooring, power and lighting points.

### Bedroom 1

14'7" x 13'4" approx (4.45m x 4.08m approx)

With double glazed window to the rear, radiator, coving and a range of bedroom furniture including fitted sliding door, mirror fronted wardrobes and matching free standing drawer units and bedside cabinets.

### Bedroom 2

12'3" x 10'10" approx (3.75m x 3.31m approx)

Double glazed window to the front, radiator, coving and a range of fitted bedroom furniture including wardrobes, drawers, bedside cabinets and vanity unit.

### Bedroom 3

10'7" x 9'0" approx (3.24m x 2.76m approx)

Window to the rear (not double glazed), radiator, coving and fitted storage cupboard with overhead storage space. Fitted desk unit with pull out keyboard shelf and drawers.

### Bathroom

10'4" x 8'3" approx (3.15m x 2.53m approx)

Two piece suite comprising of a modern shaped shower cubicle with closing glass shower screen and mains ran shower, shaped wash hand basin with central mixer tap, two chrome heated ladder towel radiators, double glazed window to the front with fitted roller blind, spotlights, extractor fan, useful full height bathroom storage cupboard with shelving and pull out storage shelf, airing cupboard housing hot water cylinder with shelving space above, shaver point, radiator and loft access point to a partially boarded, lit and insulated loft space via pull down loft ladders.

### Separate Secondary w.c.

5'8" x 2'10" approx (1.73m x 0.87m approx)

Fully tiled walls, double glazed window to the front with fitted roller blind and low flush w.c.

### Outside

To the front of the property there is an entrance pathway providing access to the front lobby door and continuing round to the traditional porch double doors. The front garden benefits from a spacious lawn with planted flower beds and rockery housing a variety of mature bushes, shrubs, trees and plants. An external water tap and power point to the right hand side of the property and open access into the rear garden.

The rear garden is split into various sections and benefits from an initial paved patio area, ideal for entertaining, which stretches alongside the bungalow, steps then lead down to a shaped lawned garden with a well established planted array of flower rockery borders housing specimen bushes, shrubs, trees and plants. Within the garden there is a greenhouse and timber storage shed with power and lighting. To the foot of the plot there is a good size block paved driveway with lockable entrance gate leading down the shared driveway from Cossall Road giving access to off street parking.

### Directions

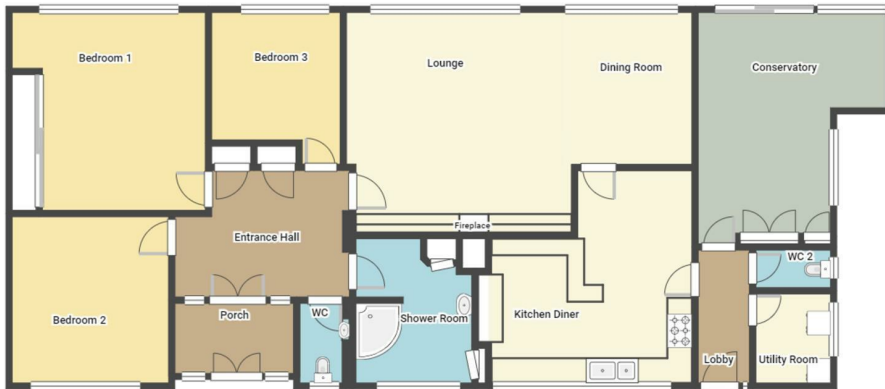
Proceed away from Stapleford from our office to The Roach traffic lights and turn left onto Church Street. At the bend in the road turn right onto Hickings Lane and proceed past the entrance to the park in the direction of Bramcote. At the mini traffic island turn right onto Ilkeston Road and take the first left at the next mini island onto Coventry Lane. Continue along to Bloomwood traffic lights before taking a left hand turn and head in the direction of Trowell. Take an eventual right hand turn onto Cossall Road and follow the road through Cossall village onto Church Street. Continue along reaching the T junction where eventually you can take a right hand turn onto Awsworth Lane and the property can then be found on the right hand side identified by our for sale board.

### Council Tax

Broxtowe Borough Council Band E



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.