



**The Glebe**  
**Cossall, Nottingham NG16 2SG**

**£235,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED VILLAGE LOCATION SITTING ON A GENEROUS OVERALL PLOT BEING BROUGHT TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hallway, dual aspect front to back living room, kitchen, store room, rear lobby, ground floor WC and utility room. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from sitting on a fantastic size plot with ample off-street parking to the front and a generous garden to the rear (ideal for families).

The property is situated in this popular and established village location with a highly regarded school, whilst also providing great transport links to and from the surrounding area, such as the A610 and Junction 26 of the M1 motorway. There is also easy access to Phoenix Park and Giltbrook Retail Park, as well as other shops, services and amenities in the neighbouring towns.

We believe the property will make an ideal family home or first time buy and we highly recommend an internal viewing.



### ENTRANCE HALL

6'10" x 4'11" (2.09 x 1.50)

uPVC panel and double glazed front entrance door, radiator, coat pegs, staircase rising to the first floor. Doors to living room and kitchen.

### LIVING ROOM

16'4" x 9'10" (4.98 x 3.02)

Bright and airy room with double glazed windows to both the front and rear, two radiators, laminate flooring, media points, central chimney breast with open insert and tiled hearth.

### KITCHEN

17'1" x 16'2" (5.23 x 4.95)

The kitchen comprises a recently re-fitted range of matching handle-less base and wall storage cupboards, with granite style square edge work surfacing incorporating single sink and draining board with central mixer tap. Decorative tiled splashbacks, space for fridge/freezer, space for cooker with provision for extractor canopy over, uPVC double glazed window to the front (with fitted blinds), double glazed French doors opening out to the rear garden patio (with fitted blinds), radiator, useful understairs storage cupboard. Door to store and further door to rear lobby.

### STORE ROOM

5'0" x 4'11" (1.53 x 1.51)

Further shelving, making an ideal storage space, with tiled floor, power and lighting points.

### REAR LOBBY

3'3" x 2'8" (1.00 x 0.83)

uPVC panel and double glazed exit door to outside, tiled floor. Doors to utility and WC.

### WC

5'3" x 2'8" (1.62 x 0.83)

Housing a low flush WC, window to the side (single glazed).

### UTILITY ROOM

7'1" x 6'2" (2.18 x 1.88)

Housing the gas fired combination boiler for central heating and hot water purposes, plumbing for washing machine, space for further appliances, as well as a range of base and wall storage cupboards (matching the kitchen) and granite style square edge work surfacing. Aluminium framed double glazed window to the front, radiator.

### FIRST FLOOR LANDING

Access to an insulated loft space. Double glazed window to the rear overlooking the rear garden. Doors to all bedrooms and bathroom.

### BEDROOM ONE

12'6" x 9'11" (3.83 x 3.04)

Double glazed window to the front, radiator, coving, overstairs storage cupboard.

### BEDROOM TWO

9'6" x 7'6" (2.91 x 2.30)

Double glazed window to the rear, radiator.

### BEDROOM THREE

10'2" x 9'11" (3.10 x 3.03)

Double glazed window to the front, radiator, fitted overstairs wardrobe, coving.

### BATHROOM

6'10" x 6'6" (2.10 x 2.00)

Three piece suite comprising bath with glass shower screen, mixer tap, Mira Jump electric shower, wash hand basin with mixer tap, push flush WC. Partial tiling to the walls, double glazed window to the rear, radiator.

### OUTSIDE

Lowered kerb entry point to a front driveway providing off-street parking for several vehicles, lawn and hedgerow to the boundary line, side access leading through to the rear.

### TO THE REAR

The rear garden is a fantastic size, ideal for families, offering immense potential with a good size initial paved patio seating area, ideal for entertaining, with brick retaining wall leading onto the main part of the garden which is predominantly lawned with hedging to the boundary lines offering privacy and situated to the foot of the plot is a timber storage shed. Also within the garden there are two useful outbuildings, one of which with power and lighting points, and a garden outbuilding also with lighting.

### DIRECTIONS

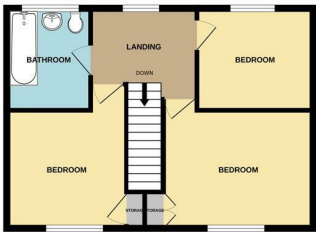
Proceed from Stapleford through Trowell towards Cossall. Continue through the winding roads through Cossall village. At the "T" junction, take a right hand turn and continue towards Awsworth along Awsworth Lane before taking a left hand turn onto Newtons Drive and then take a right hand turn onto The Glebe and the property can then be found on the right hand side, identified by our For Sale board.

### AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.