

**Awsorth Lane**  
**Cossall, Nottingham NG16 2SA**

**£320,000 Freehold**

A DOUBLE HEIGHT BOX BAY FRONTED  
THREE BEDROOM SEMI DETACHED HOUSE  
SITUATED IN THIS SOUGHT AFTER  
VILLAGE LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS INSTANTLY ATTRACTIVE MOCK TUDOR STYLE DOUBLE HEIGHT BOX BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS SOUGHT AFTER VILLAGE LOCATION.

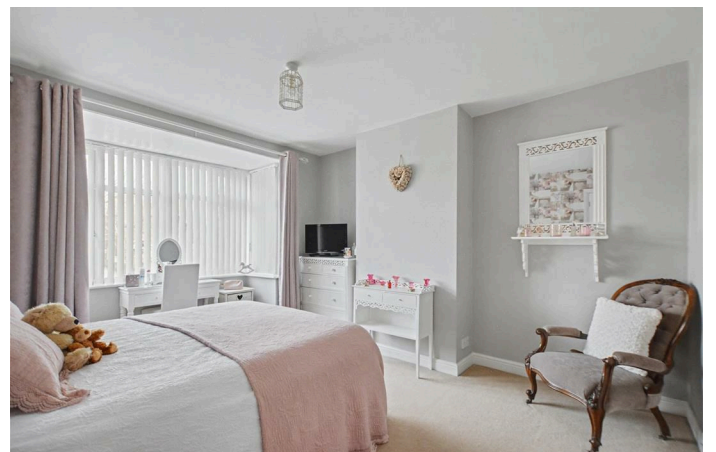
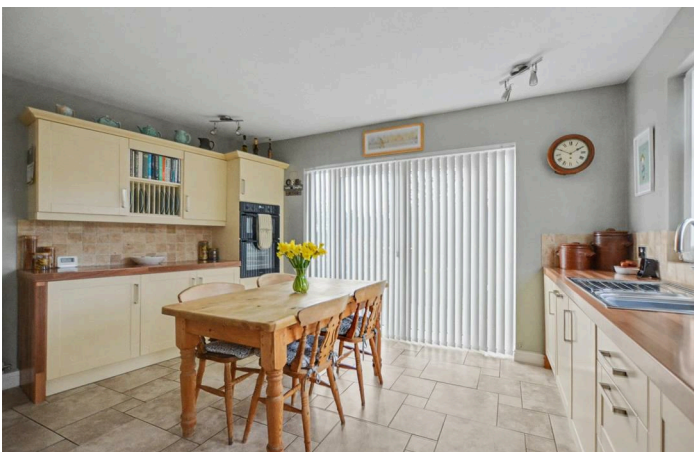
With accommodation over two floors, the ground floor comprises a welcoming entrance hallway, through lounge/diner, spacious breakfast kitchen, separate utility room and useful WC. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, ample off-street parking and an attractively landscaped private rear garden incorporating a timber workshop situated at the foot of the plot with the benefit of both power and lighting.

The property is located in this desirable village location with easy access to nearby highly regarded junior school. There is also easy access to Ilkeston train station, as well as the shops, services and amenities in Ilkeston town centre.

The property sits within easy reach of excellent nearby open space and countryside, as well as good transport links such as junctions to the M1 motorway.

We believe the property will make an ideal family home and highly recommend an internal viewing.



## ENTRANCE HALL

13'8" x 6'10" (4.19 x 2.09)

uPVC panel and double glazed front entrance door set within a decorative archway with privacy screening and double glazed windows surrounding the door, solid oak wooden flooring, staircase rising to the first floor, useful understairs storage space, radiator with display cover, doors leading through to the lounge and utility.

## LOUNGE

26'3" x 11'3" (8.02 x 3.45)

Walk-in uPVC double glazed box bay window to the front (with fitted blinds), coving, media points, radiator with display cabinet, coving, two matching chimney breasts one with inset multi-fuel burning stove sat on a stone hearth with decorative exposed brickwork, solid oak flooring throughout.

## DINING KITCHEN

14'11" x 13'11" (4.56 x 4.25)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top laminate style work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted five ring gas hob with extractor over, in built eye level double oven, integrated dishwasher and integrated fridge. Ample space for dining table and chairs, radiator, tiled floor, uPVC double glazed French doors opening out to the rear garden (with fitted blinds), full height double glazed windows to either side of the door, two additional double glazed windows to the side (with fitted blinds). Doors lead back through to the utility room and into the lounge.

## UTILITY

8'9" x 7'3" (2.67 x 2.22)

uPVC panel and double glazed exit door to the side gravel driveway, tiled floor, plumbing for washing machine, space for full height fridge/freezer, radiator, doors leading through to the dining kitchen, entrance hall and WC.

## WC

4'11" x 3'3" (1.50 x 1.01)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashbacks. Tiled floor, extractor fan.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, double glazed window to the side (with fitted blinds), doors to all bedrooms and bathroom.

## BEDROOM ONE

14'11" x 12'0" (4.57 x 3.67)

Walk-in double glazed box bay window to the front (with fitted blinds), radiator.

## BEDROOM TWO

11'9" x 10'10" (3.60 x 3.31)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water). Loft access point via pull-down ladders to a boarded, lit and insulated loft space.

## BEDROOM THREE

8'7" x 6'9" (2.63 x 2.08)

Double glazed window to the front (with fitted blinds), radiator.

## BATHROOM

8'7" x 6'10" (2.62 x 2.09)

Three piece suite comprising tiled-in bath with foldaway glass shower screen, mixer tap and mains shower over, wash hand basin with mixer tap, tiled splashbacks and storage cabinets beneath, push flush WC. Double glazed windows to both the side and rear (with fitted blinds), radiator, extractor fan, wall hung mirror, double mirror fronted bathroom cabinet.

## OUTSIDE

To the front of the property, there is a lowered kerb entry point to a gravel driveway providing ample off-street parking for three/four vehicles with decorative plum slate chippings and planted rockery beds housing a variety of bushes and shrubbery, double gated pedestrian access leads down the right hand side of the property providing further parking and access into the rear garden.

## TO THE REAR

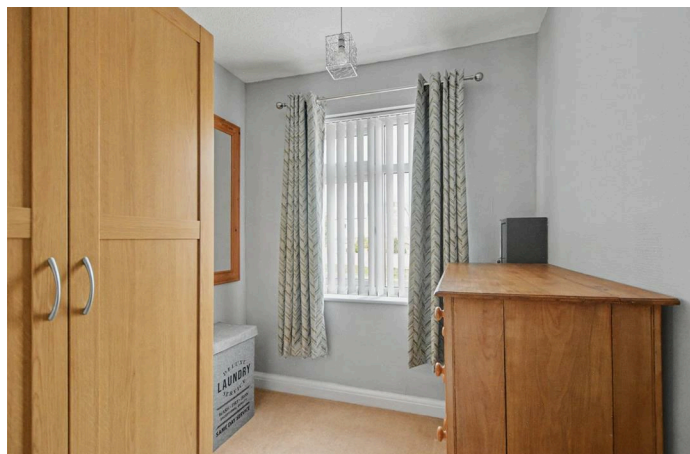
The rear garden is of a good size and extremely well maintained incorporating a generous shaped lawn with planted beds, borders and rockery either side housing a wide variety of colourful bushes, shrubs, trees and plants. There are various patio and seating areas. The garden is private and enclosed by timber fencing, hedgerow and conifers to the boundary lines. Decorative plum slate chippings, contrasting slate and patio, as well as access to the foot of the plot where a detached timber workshop with pitched roof can be found. There is an external water tap and lighting point also externally, as well as an additional storage shed.

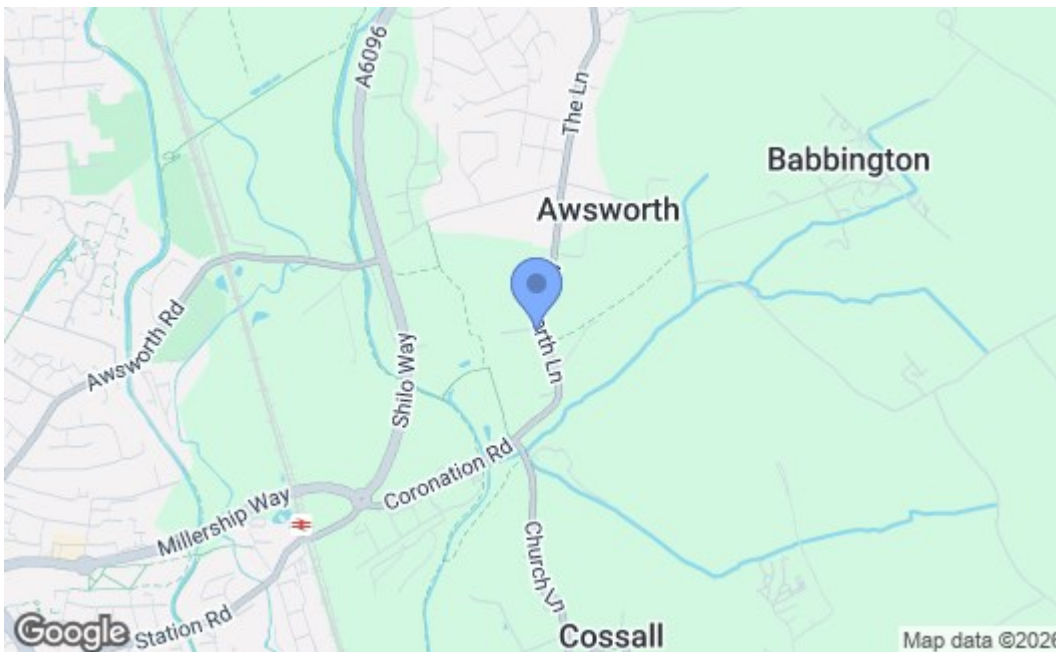
## DETACHED WORKSHOP

Constructed of timber with a pitched sloping roof with entrance door and windows, power and lighting.

## DIRECTIONS

Proceed through Cossall village reaching the "T" junction and turn right onto Awsworth Lane. Head in the direction of Awsworth and the property can be found set back from the road on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.