Robert Ellis

look no further...







12 Cossethay Drive,
Woodhouse Park, Nottingham
NG8 6DT

£290,000 Freehold

0115 922 0888

/robertellisestateagent

@robertellisea



A BEAUTIFULLY PRESENTED, THREE BEDROOM, DETACHED, HADLEY STYLE HOUSE, CONSTRUCTED BY DAVID WILSON HOMES IN 2016.

This excellent property has been upgraded and meticulously maintained by the vendor and offers a well crafted living space with a bright and contemporary feel throughout, complimented by good quality, modern fixtures and fittings.

In brief, the stylish interior comprises entrance hall, W.C, open plan living diner, utility and a lounge to the ground floor, and to the first floor is a spacious landing with an airing cupboard, master en-suite bedroom, two further bedrooms and a family bathroom.

Outside, the property has a particularly private, walled, landscaped garden to the rear, providing an excellent space for entertaining or family living, a drive to the side and the garage beyond and well stocked borders to the front and side.

Tucked away in an enviable location in this sought after estate with views of open fields to the front, this fantastic property is likely to appeal to a range of potential purchaser and can only be truly appreciated through viewing.





A composite double glazed front entrance door leads to

Hallway
With amtico flooring, stairs off to the first floor landing and radiator.

W.C
With fitments in white comprising W.C, pedestal wash hand basin, part tiled walls, amtico flooring, inset ceiling spotlights and extractor fan.

Lounge
17'9" x 10'7" (5.43 x 3.24)
Two UPVC double glazed windows, two radiators and amtico flooring.

Kitchen diner
17'8" x 9'6" (5.41 x 2.90)
With an extensive range of quality fitted wall and base units, work surfacing with splashbacks, induction hob with extractor above, double electric oven and grill, integrated fridge and freezer, integrated dishwasher and drinks fridge, concealed ideal combination boiler for domestic hot water and heating, two UPVC double glazed windows, further UPVC double glazed patio doors leading to the rear garden, inset ceiling spotlights, two radiators and amtico flooring.

Utility
5'7" x 5'4" (1.71 x 1.63)
Fitted wall and base units, work surfacing with splashbacks, a concealed washing machine, radiator, amtico flooring, extractor fan, composite double glazed door leading to the rear garden and useful under stairs cupboard/pantry with fitted shelving.

First floor landing
Being of spacious proportions with UPVC double glazed window, loft hatch, radiator and a airing cupboard housing the hot water cylinder.

Master bedroom
4.31 x 3.09 (max overall measurements plus door recess)
14'1" x 10'1" (max overall measurements plus door recess)
UPVC double glazed window, radiator, inset ceiling spotlights and fitted wardrobes.

En-suite
With a three piece suite in white comprising W.C, pedestal wash hand basin, double shower cubicle with mains control shower over, part tiled walls, amtico flooring, extractor fan, wall mounted heated towel rail and UPVC double glazed window.

Bedroom 2
10'10" x 9'8" (3.31 x 2.95)
UPVC double glazed window, radiator and fitted cupboard.

Bedroom 3
8'10" x 7'4" (2.70 x 2.24)
UPVC double glazed window and radiator.

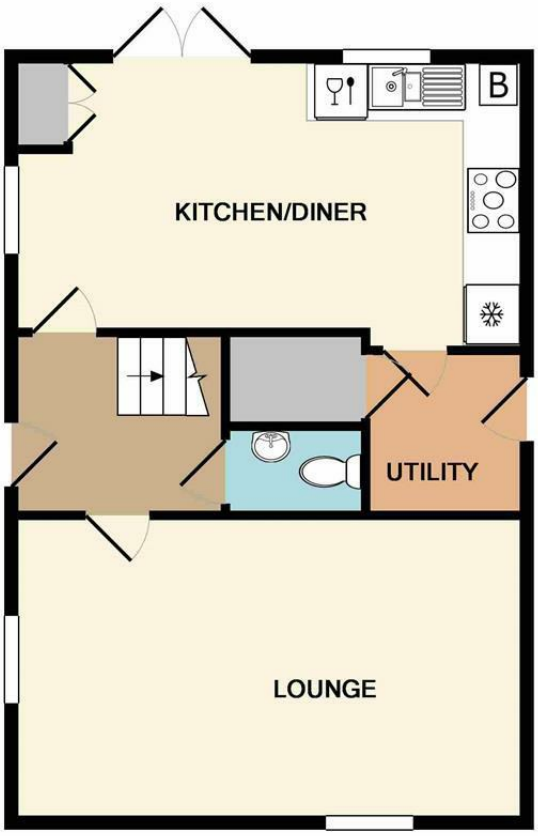
Family bathroom
With a three piece suite in white comprising W.C, pedestal wash hand basin, bath with mains control shower over, part tiled walls, amtico flooring, wall mounted heated towel rail, extractor fan and UPVC double glazed window.

Outside
To the front, the property has a well manicured and stocked garden, to the side to the property has a further slate area with stocked borders and the drive running along the side of the property with the garage beyond. To the rear, the property has a particularly impressive, private, enclosed garden that has been landscaped and comprises patio, a lawn area, well stocked beds and borders, an outside tap, a power point and pedestrian access to the garage.

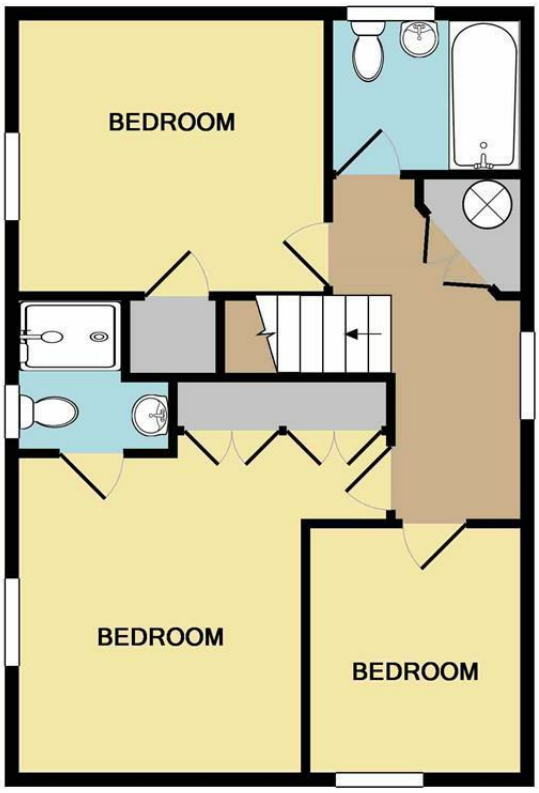
Garage
16'11" x 8'9" (5.18 x 2.69)
Up and over door to the front, further pedestrian door to the side, light and power.





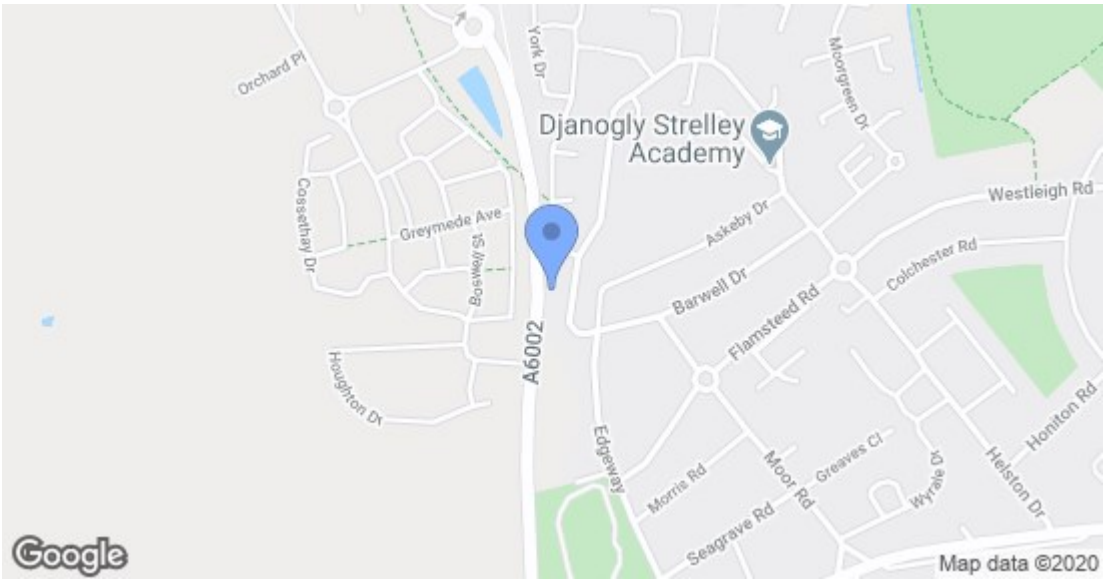


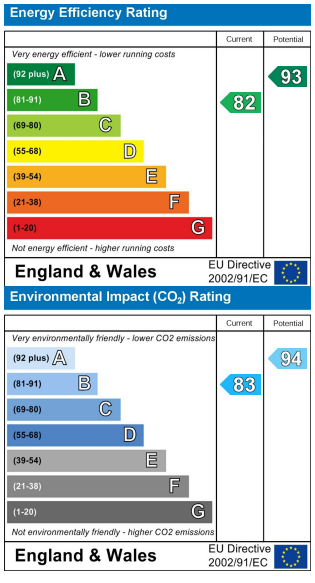
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888