Robert Ellis

look no further...

Cossethay Drive,
Woodhouse Park, Nottingham
NG8 6DT

£325,000 Freehold

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A modern and incredibly well presented three double bedroom semi detached house with a garage.

This property would make the ideal purchase for a large variety of buyers including first time buyers, young professionals and growing families looking to relocate to a popular and convenient location.

Situated within easy reach of a range of local shops and amenities including schools, transport links, the A52 and M1, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation which is split over three floors comprises: Entrance hallway, WC, lounge and open plan kitchen/diner to the ground floor with two good sized double bedrooms and a bathroom to the first floor and rising to the second floor you will find the master bedroom with En-suite.

To the front of the property you will find a walled garden with footpath to the front door and mature shrubs. Leading up to the detached garage is a driveway offering ample off road parking. To the rear you will find a private and enclosed garden, that is primarily lawned with a raised seating area and fenced boundaries.

This contemporary property is offered to the market with the benefit of a light and airy versatile living space, UPVC double glazing and gas central heating throughout and ready to move in condition.

Entrance
Composite front door, radiator and doors leading into the WC and lounge.

Downstairs WC
Fitted with a low level WC, pedestal wash hand basin with tile splash back, laminate flooring and radiator.

Lounge
17'0" x 12'2" (5.20m x 3.72m)
UPVC double glazed bay window to front, carpet flooring, useful storage cupboard and radiator.

Kitchen Diner
Fitted with a range of wall, base and drawer units with work surfaces over, inset sink and drainer unit, integrated electric oven, integrated gas hob with extractor fan over, space and plumbing for washing machine, integrated dishwasher, useful appliance space, complementary tiling to walls, UPVC double glazed window to rear and UPVC French doors leading into rear garden.

First Floor landing
Stairs rising from the ground floor, storage cupboard housing the water tank, stairs leading to second floor, UPVC double glazed window to side and doors leading into the bathroom and bedrooms.

Bedroom Two
13'6" x 8'7" (4.13m x 2.64m)
Carpeted room, with radiator, and UPVC double glazed window to the rear aspect.

Bedroom Three
11'10" x 8'7" (3.63m x 2.63m)
Carpeted room, with radiator and UPVC double glazed window to the front aspect

Bathroom
Fitted with a three piece suite comprising; panelled bath, pedestal wash hand basin, low level WC, complementary tiling to walls, laminate flooring, wall mounted heated towel rail and obscured UPVC double glazed window to rear.

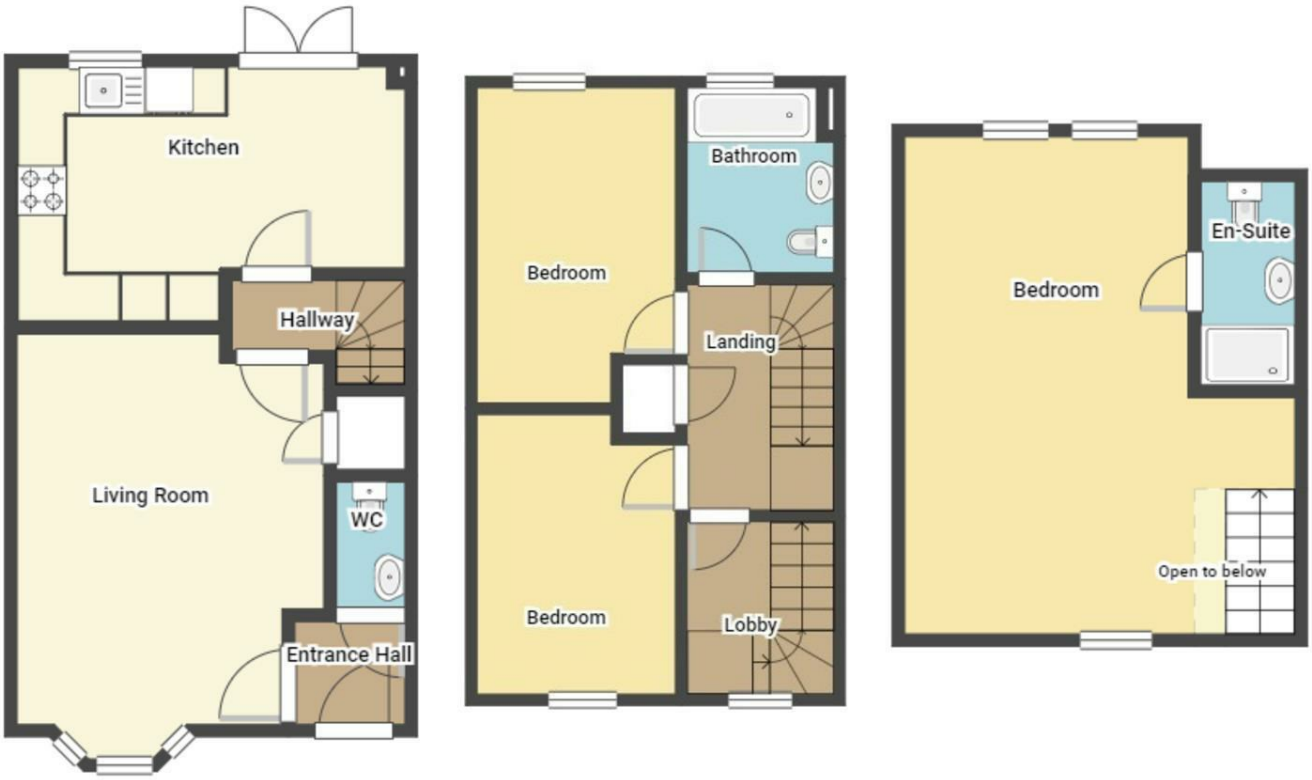
Second Floor Landing
Stairs rising from first floor landing.

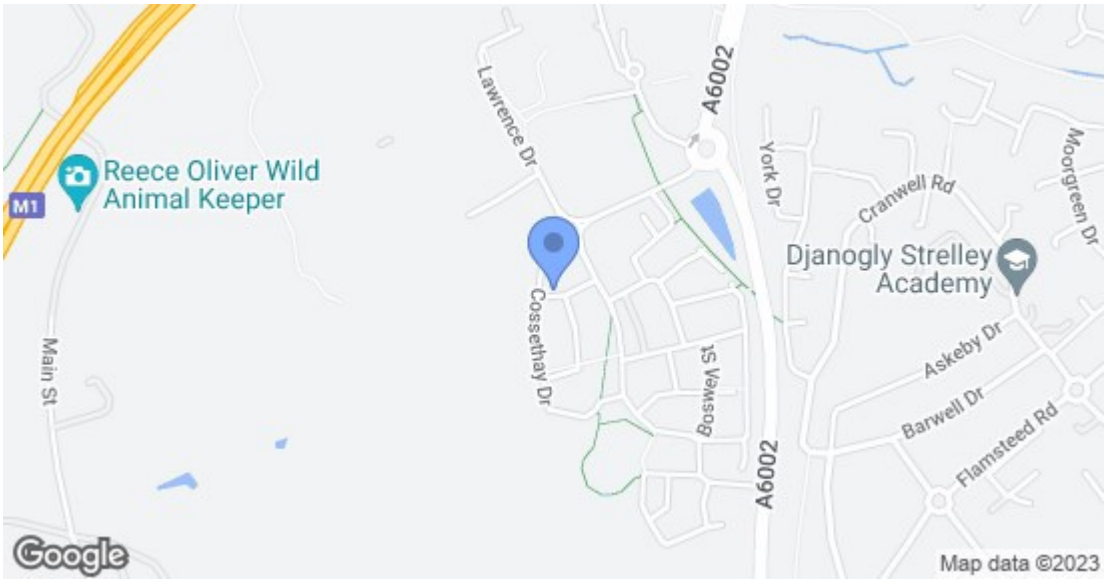
Bedroom One
11'10" x 8'7" (3.63m x 2.63m)
Two UPVC double glazed windows to the rear and one UPVC double glazed window to the front, carpet flooring, fitted wardrobes, two radiators and door leading into En-suite.

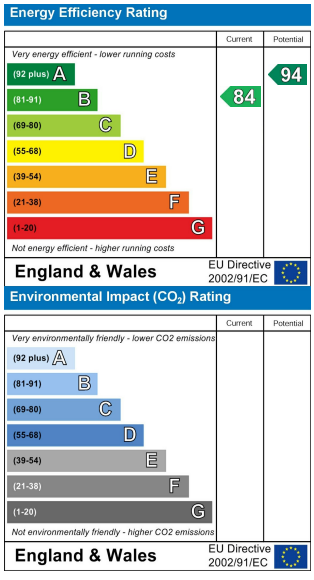
En-Suite
Fitted with a three piece suite comprising; fully tiled walk in shower with shower over, pedestal wash hand basin, low level WC, laminate flooring and wall mounted heated towel rail.

Outside
To the front of the property you will find a walled garden with footpath to the front door and mature shrubs. Leading up to the detached garage is a driveway offering ample off road parking. To the rear you will find a private and enclosed garden, that is primarily lawned with a raised seating area and fenced boundaries.

Council Tax Band
Nottingham City Council Band C







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.

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