



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

A TWO DOUBLE BEDROOM SEMI  
DETACHED HOUSE.

**£245,000 Freehold**



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS TASTEFULLY RENOVATED, EXTENDED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises side entrance hallway, ground floor WC, utility room, spacious kitchen diner, family room, separate living room and inner hallway with stairs off. The first floor landing provides access to two double bedrooms and a three piece bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and enclosed garden space to the rear incorporating a useful garden room and attached storage.

The property is located in this popular and established village location within close proximity of nearby amenities and schooling. For those needing to commute, there are great transport links nearby to and from the surrounding area, including easy access to Ilkeston train station, the A610 and motorway junctions.

We believe the property will make an ideal first time buy or young family home which is certainly ready to move into. We would highly recommend an internal viewing.



#### SIDE ENTRANCE HALL

8'5" x 5'8" (2.58 x 1.74)

Feature composite and double glazed front entrance door with full height double glazed windows to either side of the door, spotlights, feature vertical Victorian-style radiator, tiled floor, internal doors leading through to the utility room, WC and kitchen, double doors into a kitted-out storage closet with shelving and hanging rail.

#### WC

4'5" x 4'1" (1.37 x 1.26)

#### UTILITY ROOM

9'5" x 5'10" (2.88 x 1.80)

Equipped with a matching range of fitted base and wall storage cupboards, with granite-style roll top work surfaces incorporating single sink and draining board with central swan-neck, mixer tap. Space for full height fridge/freezer and under-counter space for washing machine/tumble dryer. Tiled floor to match the side entrance hall, radiator, uPVC panel and double glazed exit door to outside, double glazed window to the side of the door.

#### KITCHEN DINER

18'8" x 9'10" (5.69 x 3.01)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing incorporating single sink and draining board with central swan-neck style mixer tap, fitted four ring gas hob with extractor over and oven beneath, integrated dishwasher, wall mounted thermostat, LED spotlights, double glazed window to the rear overlooking the rear garden, doors linking through to the main hallway and side hall, useful understairs storage closet, opening through to the dining area with ample space for dining table and chairs, feature Victorian-style radiator, opening through to the family room.

#### FAMILY ROOM

13'6" x 9'2" (4.14 x 2.81)

Double glazed windows to the side, bi-folding doors to the rear opening to the garden, laminate flooring, Victorian-style radiator, spotlights.

#### LIVING ROOM

11'10" x 10'9" (3.63 x 3.30)

Double glazed window to the front (with fitted blinds), Victorian-style radiator, media points.

#### INNER HALL

10'5" x 6'7" (3.18 x 2.02)

Double glazed window to the front, radiator, staircase rising to the first floor and doors leading through to the living room and kitchen.

#### FIRST FLOOR LANDING

With doors to both double bedrooms and bathroom. Radiator,

double glazed window to the side (letting in lots of natural light). Loft access point with pull down, foldaway wooden loft ladders to a useable insulated and boarded loft space which also houses the gas fired combination boiler (for central heating and hot water purposes).

#### BEDROOM ONE

15'10" x 10'5" (4.84 x 3.18)

Two double glazed windows to the front (both with fitted blinds), two radiators, central electric ceiling fan, useful overstairs storage closet.

#### BEDROOM TWO

10'7" x 10'6" (3.24 x 3.21)

Double glazed window to the rear (with fitted blinds), radiator, laminate flooring.

#### BATHROOM

7'10" x 6'1" (2.41 x 1.87)

Modern white three piece suite comprising "L" shaped bath with shaped glass shower screen, central mixer tap, handheld shower attachment, a Drench mains ran shower over, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Laminate-style flooring, chrome ladder towel radiator, double glazed window to the rear, LED spotlights, extractor fan.

#### OUTSIDE

To the front of the property there is a lowered kerb entry point to a tarmac driveway providing off-street parking for two/three vehicles, double power point, stepped access leading to the entrance door.

#### TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line and offers a good size paved patio seating area (ideal for entertaining) leading onto a garden lawn with access to a good size garden room situated at the foot of the plot. Within the garden there is also an external water tap, double power point and lighting points.

#### GARDEN ROOM

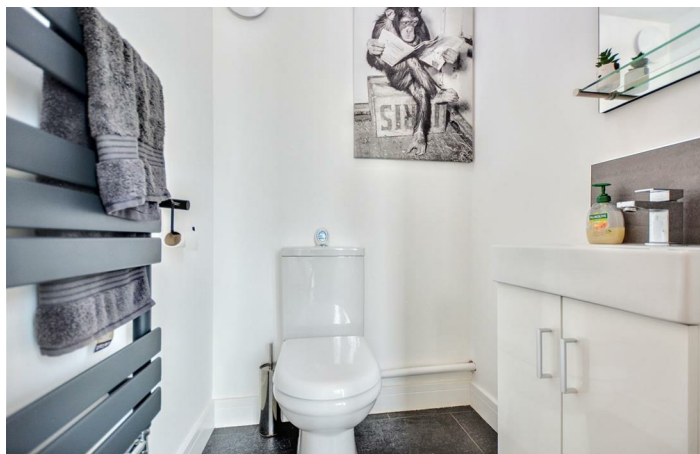
10'0" x 9'7" (3.05 x 2.93)

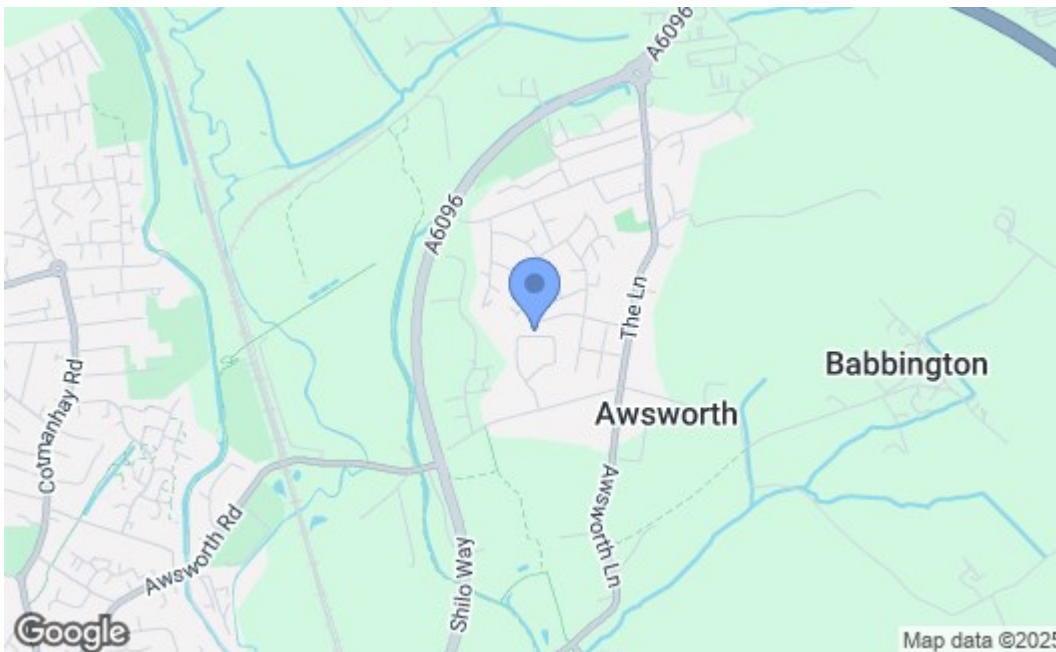
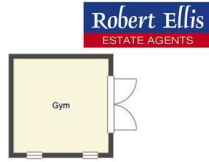
Currently set up as a gym but could be used for many different purposes. Double glazed French doors from the garden space with two double glazed windows to the front, power sockets, LED lighting.

#### GARDEN ROOM TWO/WORKSHOP

12'0" x 10'0" (3.68 x 3.07)

With lockable front door, double glazed window (with fitted blinds), range of fitted storage cupboards, both wall and base mounted with square edge butchers block-style work surfaces, power, lighting points, wall mounted consumer box.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		67	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.