



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

AN EXTENDED FOUR BEDROOM SEMI  
DETACHED HOUSE SITTING ON A  
GENEROUS PLOT.

**£340,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS, VERSATILE AND ADAPTABLE EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE SET BACK FROM THE ROAD SITTING ON A GENEROUS OVERALL PLOT.

With generous accommodation over two floors, the ground floor comprises entrance hall, dining room, utility room, shower room, playroom/family room, kitchen and living room. The first floor landing then provides access to four bedrooms and family bathroom.

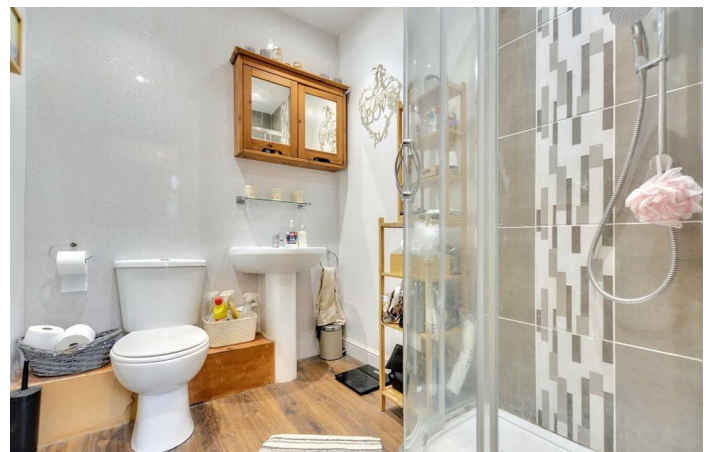
The property also benefits from a spacious 6.5 x 3.5m detached garden room (with power and lighting), gas central heating from combination boiler, double glazing, ample off-street parking and generous overall garden space to the rear.

The property was extended, along with new boiler and bathroom suite fitted in 2021.

The property sits within easy reach of nearby amenities and transport links, including the A610, Junction 26 of the M1 motorway and Phoenix Park tram services. There is also easy access to the well sought-after village school and local shop.

Due to the overall size and adaptability of the property, we believe the property will suit a wide variety of different buying types, including those needing space to work from home.

We highly recommend an internal viewing.



## ENTRANCE HALL

15'9" x 5'3" (4.81 x 1.61)

uPVC panel and double glazed front entrance door, staircase rising to the first floor with decorative wood spindle balustrade and coving. Doors to ground floor internal rooms.

## UTILITY ROOM

5'7" x 5'6" (1.71 x 1.68)

Matching range of fitted storage cupboards, roll top work surfaces, space and plumbing for washing machine and further under-counter appliances. Double glazed window to the front, electricity meter cupboard.

## GROUND FLOOR SHOWER ROOM

7'0" x 5'7" (2.15 x 1.72)

Three piece suite comprising a curved tiled and enclosed shower cubicle with glass screen and dual attachment mains shower, wash hand basin with mixer tap, push flush WC. Wall mounted bathroom cabinet, radiator.

## DINING ROOM

14'5" x 10'9" (4.41 x 3.29)

Double glazed bay window to the front, decorative coving, wall light points, feature fire surround incorporating stone effect fire.

## PLAYROOM/SITTING ROOM

11'8" x 11'8" (3.58 x 3.56)

Laminate flooring, radiator, uPVC panel and double glazed exit door to outside.

## KITCHEN

11'11" x 10'4" (3.64 x 3.15)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with butchers block style square edge work surfacing, incorporating one and a half bowl sink unit with draining board and central swan neck mixer tap. Fitted gas hob with extractor over, in-built eye level double oven, space for American style fridge/freezer, integrated dishwasher, decorative coving, tiled floor, spotlights. Georgian style double doors leading through to the living room.

## LIVING ROOM

14'9" x 11'9" (4.51 x 3.59)

Double glazed French doors opening out to the rear garden with double glazed windows to either side of the door, Velux roof window set within a vaulted ceiling, decorative coving, wall light points, media points, Georgian style double doors leading back through to the kitchen, laminate flooring, feature log burning stove.

## FIRST FLOOR LANDING

Access to the loft space via pull-down loft ladders to a partially boarded, lit and insulated loft space, coving. Doors to all bedrooms and bathroom.

## BEDROOM ONE

12'4" x 9'9" (3.78 x 2.98)

Double glazed window, radiator, range of fitted bedroom furniture, including wardrobes and overhead storage cabinets.

## BEDROOM TWO

12'10" x 10'8" (3.93 x 3.27)

Double glazed window, radiator.

## BEDROOM THREE

14'10" x 5'8" (4.53 x 1.75)

Double glazed window, radiator.

## BEDROOM FOUR

7'10" x 5'2" (2.40 x 1.60)

Double glazed window, radiator, laminate flooring.

## BATHROOM

11'8" x 6'5" (3.58 x 1.98)

Three piece suite comprising panel bath with glass shower screen and electric shower over, wash hand basin with mixer tap, push flush WC. Chrome ladder towel radiator, two double glazed windows to the rear, spotlights, extractor fan.

## OUTSIDE

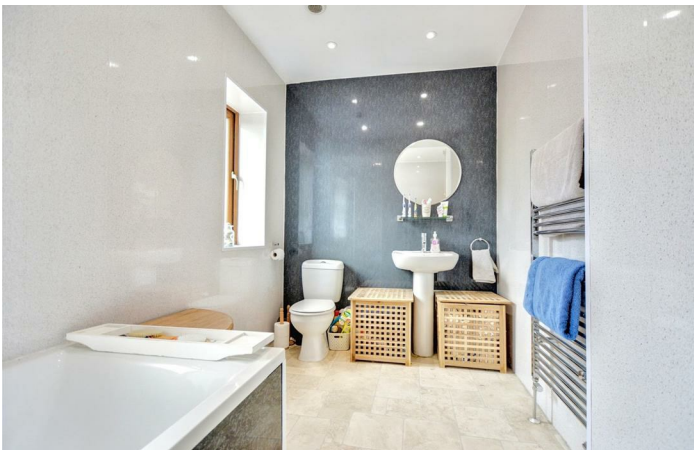
To the front of the property there is a lowered kerb entry point to a gated driveway with decorative brick wall to the boundary line with space and parking for several vehicles, set back from the road to the front. Access to the front entrance door and an array of bushes and shrubbery.

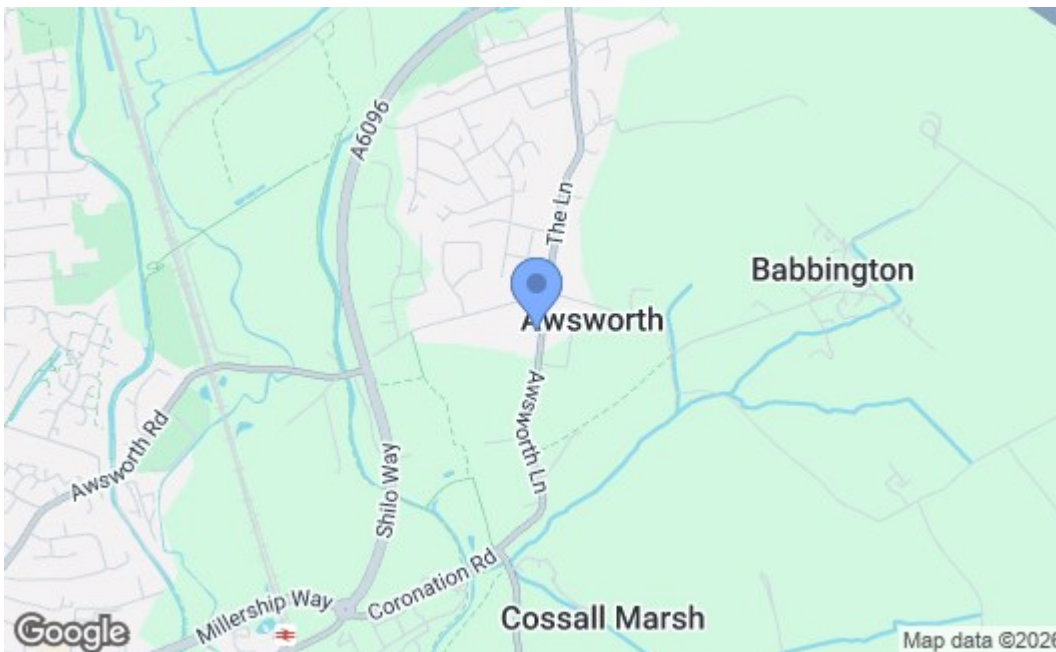
## TO THE REAR

The rear garden is of a good overall proportion split into various sections with an initial decked entertaining space accessed from the French doors from the living room. This then leads onto a paved patio courtyard area, also ideal for entertaining, with uPVC double doors them providing access into the detached garden room. Beyond the patio, under a timber pagoda, there is access to the rear part of the garden which consists of a garden lawn leading onto a further raised paved patio entertaining space with decorative brick wall. The garden also benefits from a vast array of mature and planted specimen bushes, shrubs, trees and plants, set within the boundaries. To the foot of the plot, there is a timber storage shed.

## 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 and the property can be found on the left hand side, identified by our For Sale board.





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			
		72	83
<b>England &amp; Wales</b>		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			
<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.