

COSSALL ROAD, COSSALL VILLAGE, NOTTINGHAM

PRICE £899,950

5 BEDROOM | 3 BATHROOM | 3 RECEPTION



WELCOME TO COSSALL ROAD

THE BARN - A beautifully appointed, contemporary-styled five-bedroom barn conversion, set within this prestigious gated development in a delightful countryside location close to Cossall Village. The property offers stylish and spacious accommodation extending to approximately 3,000 sq ft, including a stunning 39ft open-plan living, dining and kitchen space with dual-aspect bi-folding doors opening onto both garden areas. This impressive home offers the perfect combination of rural character and modern contemporary living.

The property briefly comprises: entrance hallway, exceptionally spacious open-plan living, dining and kitchen area, utility room, downstairs WC, generous sitting room and family room. The first-floor landing provides access to five bedrooms and a contemporary family bathroom. The stunning principal bedroom suite features a vaulted ceiling and contemporary en-suite bathroom.

Outside, the property benefits from a delightful south-facing lawned front garden, a generous block-paved driveway providing ample parking and access to a wide double integral garage. To the rear is a low-maintenance garden, featuring paved seating areas and an artificial lawn.

THE DETAIL

The Barn is an impressive, individually designed home combining contemporary styling and high-quality finishes.

A composite double-glazed entrance door opens into a welcoming hallway, featuring a built-in quartz-topped seat, storage cupboards, shelving, front-facing window and recessed LED lighting. This leads into the the truly stunning open plan living dining kitchen, creating an exceptional hub for everyday living and entertaining. The stylish kitchen features contemporary styled black matt finish units with quartz worktops and generous breakfast bar with wireless charging facility. The kitchen is fitted with a range of high quality Bosch integrated appliances including a fridge/freezer, warming drawer, microwave, induction hob, electric oven and extractor. There is also a delightful living dining area with herringbone style flooring and dual aspect bi-folding doors giving access to the front and rear gardens. This most spacious kitchen living space is also enhanced by a Venetian-plastered ceiling and feature wall, built-in sound system and striking black panel doors leading to all ground floor rooms. This includes a spacious sitting room to the front and equally spacious family room to the rear.

The ground floor also provides a utility room with matching cabinetry, quartz surfaces, swan-neck mixer tap and bi-folding doors, alongside a dedicated bar area with display cabinetry and feature lighting. A stylish downstairs wc and plant room.

Upstairs, the first floor landing leads to all five bedrooms and contemporary bathroom. The stunning principal bedroom suite offers a beautiful high vaulted ceiling and benefits from bespoke eaves wardrobes and a luxurious contemporary en-suite with wet-room shower, freestanding bath, double-drawer vanity and feature tiling. Bedrooms two and three have extensive fitted storage and a Jack-and-Jill ensuite with twin washbasins, wet-room shower and LED-backlit mirrors. Further bedrooms provide fitted storage, column radiators and Velux windows. There is also a beautifully appointed main bathroom facilities including a freestanding bath and wet-room-style shower.

Outside, the property enjoys landscaped gardens with porcelain paving, artificial lawn, raised beds and composite fencing. There is a generous front garden offers a lawned area with decorative railings and laurel hedged borders. There is a generous double-width block-paved driveway leads to a wide attached double garage with remote electric door and there is also an EV charging point.





The Location

Cossall Village is a highly sought after village location, situated approximately 7 miles west of Nottingham city centre and offers a well-established residential setting with excellent access to a range of nearby towns and amenities. Ilkeston, Trowell, Giltbrook, Kimberley and Eastwood are all within easy reach, providing a comprehensive selection of everyday shopping, leisure and recreational facilities, whilst Nottingham city centre is readily accessible for a wider range of amenities and employment opportunities.

The area is particularly well positioned for commuters, with excellent access to major road and public transport links. The M1 motorway at Junction 26 and A610 provide convenient connections to Nottingham, Derby, Leicester and beyond. Ilkeston Railway Station offers rail services to Nottingham and other regional destinations, whilst Phoenix Park NET tram stop provides a further convenient route into the city. A number of local bus services also operate throughout the surrounding area.

Overall, Cossall combines a pleasant village setting with excellent connectivity and accessibility.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO








LOVE IS
ALL WE
NEED









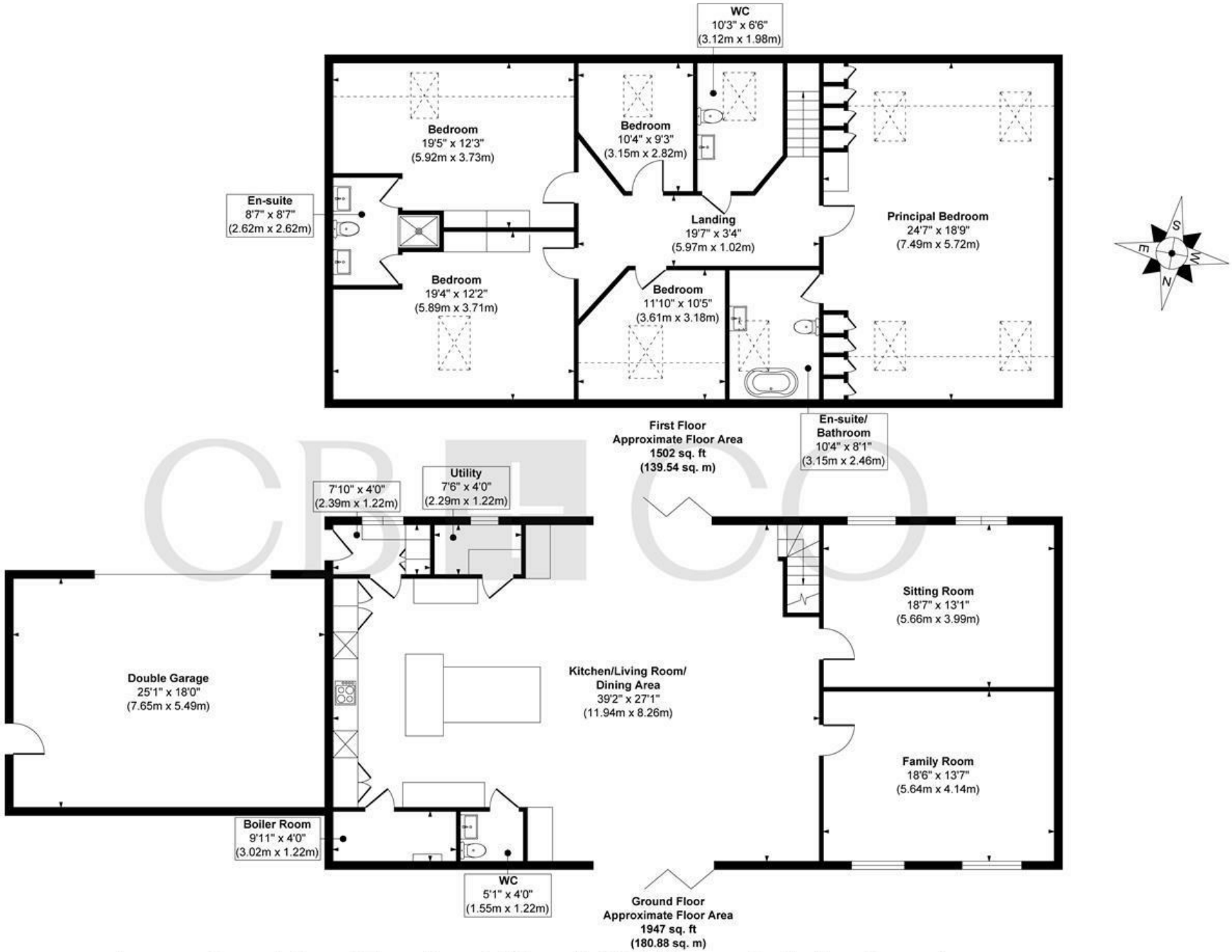








The Barn, Cossall Road, Cossall Village, Nottingham



Approx. Gross Internal Floor Area 3449 sq. ft / 320.42 sq. m (Including Garage)
Approx. Gross Internal Floor Area 2998 sq. ft / 278.52 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

2998.00 sq ft

EPC RATING

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COUNCIL TAX BAND

E

- Stunning Contemporary Styled Barn Conversion
- Delightful Position - Semi-Rural Setting close to Cossall Village
- Around 3000 Square Feet of Living Accommodation
- Air Source Heat Pump & High Performance Double Glazing
- Stunning 39ft Open Plan Living Dining Kitchen & Separate Utility Room
- Spacious Family Room & Sitting Room & Contemporary WC
- Five Bedrooms, Two En-Suites & Stunning Contmemporary Bathroom
- Stunning Principal Bedroom with Vaulted Ceiling & Contemporary Bathroom
- Driveway & Wide Double Garage, Landscaped Gardens to Front & Rear
- Delightful Countryside Views

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