



2 Townend Cottage, West Stockwith, DN10 4HB

- A fantastic opportunity to acquire this charming 2/3-bedroom semi-detached cottage situated in the sought-after village of West Stockwith enjoying beautiful rear views over the River Trent. Although the property would benefit from modernisation & general maintenance it offers excellent potential. Briefly comprising kitchen, bathroom, dining room, living room, 2 bedrooms & an additional room accessed from the second bedroom ideal for use as a third bedroom, dressing room, nursery or home office. Outside the property occupies a generous L-shaped plot with ample off-road parking & offers potential for extension subject to the necessary planning permissions. West Stockwith is a picturesque village with a welcoming community & is located within a short drive of local amenities including schools, doctors, With no onward chain & vacant possession this property presents an excellent opportunity for buyers seeking a straightforward purchase. Early viewing is highly recommended. •
- 2/3-bedroom semi-detached cottage - Kitchen / Bathroom / Dining room - Living room / 2-3 bedrooms - Wonderful views overlooking River Trent - Good local amenities not being far - Potential to extend or convert - Ample off-road parking •

Price Region: £175,000

SEMI DETACHED COTTAGE

THE PROPERTY

KITCHEN 11' 10" x 7' 4" (3.625m x 2.243m) Side entrance door and window. Fitted base and wall cupboards with drawers. Worktop incorporating half stainless-steel sinks with single drainer and mixer taps and splash backs. Chrome four ring gas hob. Provision for whitegoods. Radiator.



BATHROOM 6' 11" x 6' 0" (2.127m x 1.853m) Side facing window. Pedestal hand wash basin and WC. Bath with hand shower over. Half tiled walls. Laminate flooring., Radiator.



DINING ROOM 13' 8" x 13' 1" (4.184m x 3.988m) Front facing window and side arched window. Built-in floor to ceiling cupboards and additional walk-in storage cupboard.



LIVING ROOM 14' 7" x 11' 5" (4.447m x 3.489m) Rear facing window and French door opening onto the rear garden area. Inglenook style open grate fire with stone hearth. Radiator.



BEDROOM 1 14' 7" x 10' 11" (4.467m x 3.338m) Rear facing window overlooking garden and the River Trent with panoramic views. Radiator.



BEDROOM 2 13' 1" x 11' 0" (4.011m x 3.365m) Front facing window. Built in storage cupboard. Radiator.



Personal door with a step leading into: -

DRESSING ROOM / BEDROOM 3 / NURSERY 11' 9" x 6' 11" (3.604m x 2.124m) Side facing window. Radiator.



OUTSIDE The property sits on a generous L-shaped plot, offering ample off-road parking and excellent outdoor space. A wooden gate provides access to the front of the property, where there is off-road parking surrounded by mature trees, shrubs, and bushes, all enclosed by wooden fencing. The garden extends to the side and rear of the property, creating a spacious and private setting. The rear garden enjoys stunning views over the River Trent, providing a wonderful backdrop to the outdoor space. Subject to the necessary planning permissions, the generous grounds may also offer excellent potential to extend the property, making this an exciting opportunity for buyers looking to enhance and personalise their home.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: Bassetlaw District Council

COUNCIL TAX: Band: A

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236