



**Roslyn Avenue  
Gedling, Nottingham NG4 3NJ**

DETACHED THREE BEDROOM FAMILY  
PROPERTY, NO UPWARD CHAIN

**Guide Price £300,000 Freehold**



\*\*\*GUIDE PRICE £300,000 - £310,000\*\*\*

Robert Ellis Estate Agents are delighted to bring to the market this beautifully presented three-bedroom detached home, tucked away at the end of Roslyn Avenue in the heart of Gedling. Enjoying a corner plot position, this home offers both style and practicality, making it a perfect choice for families or professionals.

The ground floor features a welcoming entrance hall leading to a bright bay-fronted lounge that flows effortlessly into the dining area, creating a wonderful open space for family gatherings and entertaining. The modern breakfast kitchen is fitted with integrated appliances and has ample room for everyday dining, while a ground floor W/C adds further convenience.

To the first floor, you will find three well-proportioned bedrooms, two of which are comfortable doubles, alongside a contemporary four-piece family bathroom. The bathroom is finished to a high standard, complete with a freestanding bath and separate shower, offering a touch of luxury.

Outside, the home continues to impress. To the rear is a private, enclosed garden designed for easy maintenance, providing an ideal setting for children, pets, or relaxing in the warmer months. A gated driveway and generous garage provide excellent off-road parking and storage.

Located in a highly regarded part of Gedling, the property is within easy reach of local shops, cafés, and amenities, while being well placed for popular schools and excellent transport links into Nottingham City Centre and surrounding areas.

An early viewing is strongly recommended to appreciate both the setting and the quality of accommodation on offer.



### Entrance Hallway

UPVC double glazed leaded entrance door to the front elevation leading into the inner entrance hallway comprising, wood flooring, feature wall mounted radiator, staircase leading to the first floor landing, ceiling light point, panelled doors leading off to:

### Breakfast Kitchen

13'5 x 12' approx (4.09m x 3.66m approx)

This modern refitted open plan kitchen benefits from having a range of matching contemporary white and grey high gloss handleless units with worksurfaces over, space and point for a freestanding range cooker with glass splashback and extractor hood over, integrated microwave, stainless steel sink with swan neck mixer tap over, space and plumbing for an automatic washing machine, wooden flooring, peninsular breakfast bar with a seating overhang, ceiling light points, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation, open through to the lounge diner.

### Lounge Diner

33'3 x 11' approx (10.13m x 3.35m approx)

This dual aspect lounge diner benefits from having UPVC double glazed bay window to the front elevation, UPVC double glazed patio doors to the rear elevation with double glazed side window, ceiling light point, feature radiators, wooden flooring, feature fireplace incorporating cast iron multifuel burner with wooden mantle above and stone hearth, panelled door leading through to the entrance hallway, open through to the fitted kitchen.

### Ground Floor WC

### First Floor Landing

UPVC double glazed window to the front elevation, ceiling light point, loft access hatch, wall mounted radiator, panelled door leading off to:

### Bedroom One

11'2 x 11'1 approx (3.40m x 3.38m approx)

UPVC double glazed sectional bay window to the front elevation, wall mounted radiator, ceiling light point.

### Bedroom Two

11'2 x 10'2 approx (3.40m x 3.10m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, part panelling to the walls.

### Bedroom Three

7'3 x 6'9 approx (2.21m x 2.06m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### Family Bathroom

9'4 x 7'2 approx (2.84m x 2.18m approx)

UPVC double glazed window to the side elevation, four piece suite comprising a freestanding bath with mixer tap above, low level flush WC, pedestal wash hand basin with mosaic tiled splashbacks, walk-in shower enclosure featuring mains fed rainwater shower over, tiled splashbacks, tiling to the floor, chrome heated towel rail.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, access to the garage, front garden being laid mainly to lawn with a range of mature shrubs and trees planted throughout, walled boundaries.

#### Garage

33'3 x 10'5 approx (10.13m x 3.18m approx)

Spacious garage offering additional secure storage.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with raised decked area providing ideal seating space with steps leading to the lawned garden area, hedging to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 9mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

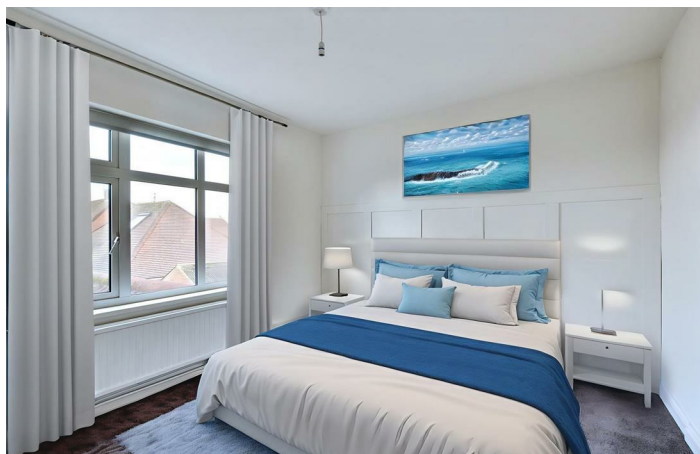
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

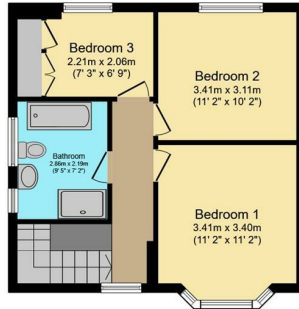
Any Legal Restrictions: No

Other Material Issues: No





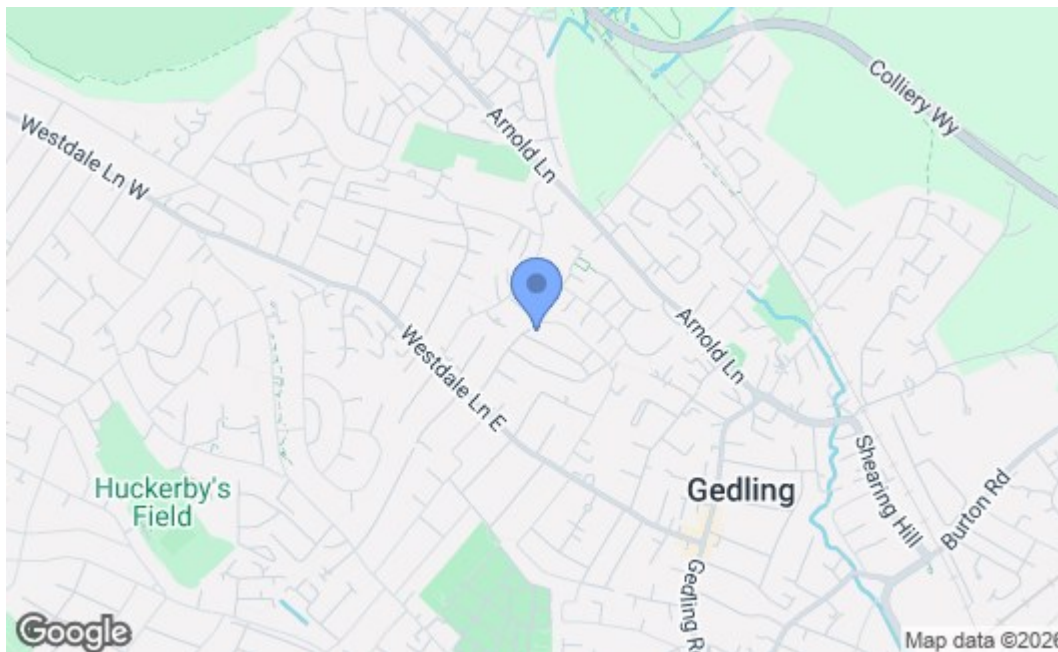
**Ground Floor**  
Floor area 82.2 sq.m. (884 sq.ft.)



**First Floor**  
Floor area 45.2 sq.m. (486 sq.ft.)

Total floor area: 127.3 sq.m. (1,370 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	
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.