



Offers in Excess of £325,000

Rosa Court, Gedling, Nottingham NG4 3LT

EPC Rating C



A very nicely presented four bedroom detached family property located in a private cul-de-sac in the popular village of Gedling with three allocated bays providing ample off-road parking. The welcoming entrance hallway provides access to a sizeable ground floor cloakroom with WC and pedestal basin, stairs to the first floor, a built-in storage closet, lounge/family room with dual aspect windows and French doors leading out to the private enclosed side patio area, a modern re-fitted kitchen/diner with integral electric double oven and gas hob, a separate utility room and access out to the rear garden with paved patio, lawned area and a selection of trees and shrubs. Off the first floor landing is the master bedroom with en-suite shower room comprising of walk-in shower, WC, basin vanity unit and electric razor/toothbrush charging point, bedroom two and bedrooms three and four which have fitted wardrobes, the family bathroom with white suite comprising of bath with overhead shower, pedestal basin, WC and heated chrome towel rail, a built-in storage cupboard and part-boarded loft with ladder and electricity. This is a lovely family home and viewing is highly recommended. Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

- Freehold

ENTRANCE HALL 11' 4" x 9' 5" (3.45m x 2.87m)

KITCHEN/DINER 16' 6" x 11' 10" (5.03m x 3.61m)

UTILITY 4' 2" x 5' 8" (1.27m x 1.73m)

LOUNGE/FAMILY ROOM 10' 11" x 21' 0" (3.33m x 6.4m)

GROUND FLOOR CLOAKROOM 4' 0" x 9' 3" (1.22m x 2.82m)

FIRST FLOOR LANDING 6' 2" x 8' 5" (1.88m x 2.57m)

MASTER BEDROOM 9' 3" x 12' 0" (2.82m x 3.66m)

EN-SUITE 6' 0" x 7' 8" (1.83m x 2.34m)

BEDROOM TWO 10' 9" x 10' 8" (3.28m x 3.25m)

BEDROOM THREE 11' 2" x 10' 1" (3.4m x 3.07m)

BEDROOM FOUR 9' 1" x 10' 0" (2.77m x 3.05m)

FAMILY BATHROOM 6' 7" x 5' 10" (2.01m x 1.78m)



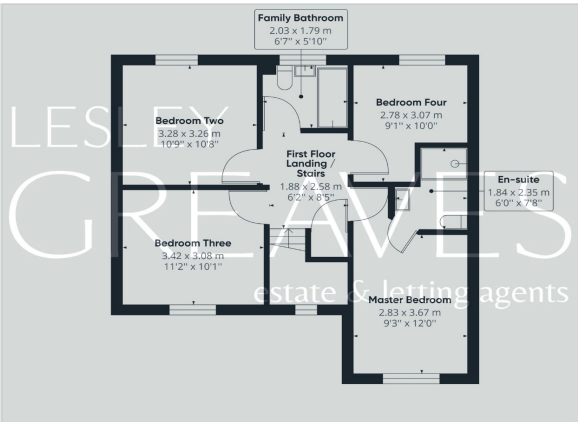
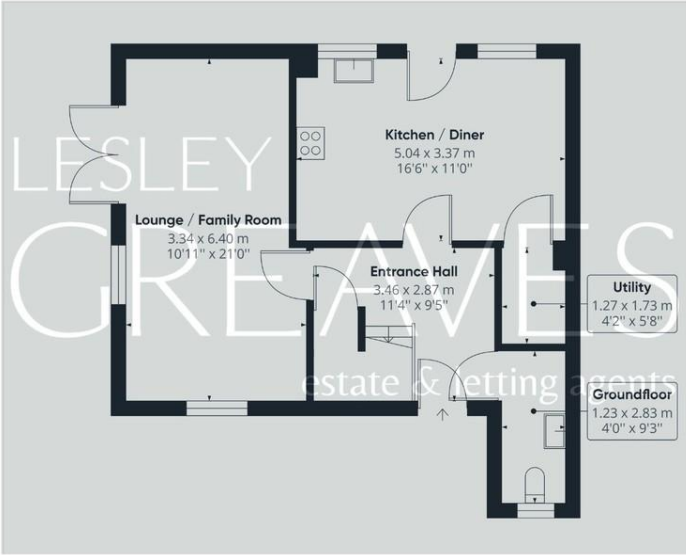
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COUNCIL TAX BAND: D

LOCAL AUTHORITY: Gedling Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

