



**14 Roseneath Avenue, Nottingham – NG5 5DJ**

Guide Price **£325,000**





## 14 Roseneath Avenue

Nottingham, Nottingham

Well-presented 3 bed family home with modern interiors & a landscaped garden – close to schools & transport links. Stylish lounge, contemporary kitchen & a modern bathroom plus a drive & garage.

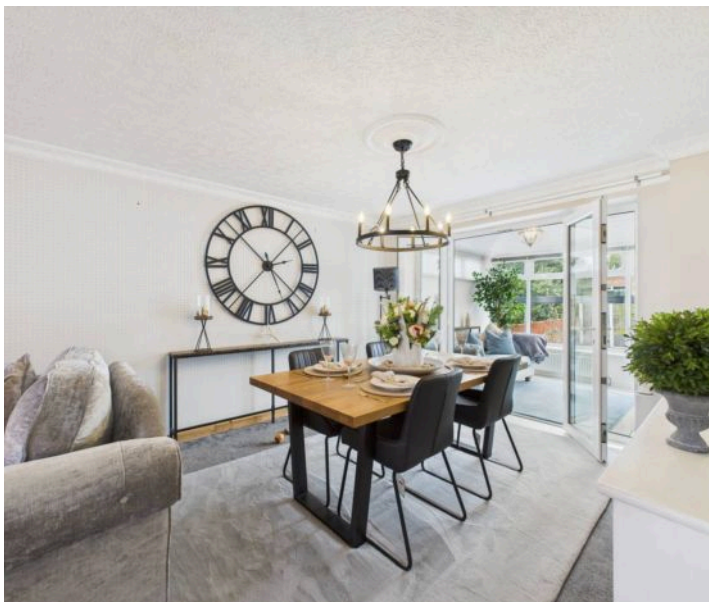
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Modern detached family home with contemporary interiors
- Close to local amenities, popular schools and public transport links
- Welcoming entrance porch and hallway with wood finish flooring and modern grey carpet staircase
- Spacious lounge/dining room with large bow window, feature gas fire and French doors onto adjoining conservatory
- Spacious conservatory providing an additional versatile living and entertaining space
- Modern breakfast kitchen with cream matte units paired with walnut effect worktop and a range of integrated appliances
- Three generous bedrooms (including one with fitted wardrobes for extra storage)
- Stylish family bathroom and separate ground floor shower room for added convenience
- Stylishly hard-landscaped rear garden featuring a pergola, multiple seating areas and an outbuilding (all enclosed to ensure privacy)







DON'T TAKE LIFE TOO SERIOUSLY.  
NOBODY GETS OUT ALIVE ANYWAY.

WELCOME  
TO OUR KITCHEN  
Opening Hours  
Monday Closed  
Tuesday No Service  
Wednesday Half Day  
Thursday Out Shopping  
Friday Day Off  
Saturday Eat Out  
Sunday Day Of Rest







Floor 0 Building 1

Approximate total area<sup>(1)</sup>

121.7 m<sup>2</sup>

1309 ft<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.