

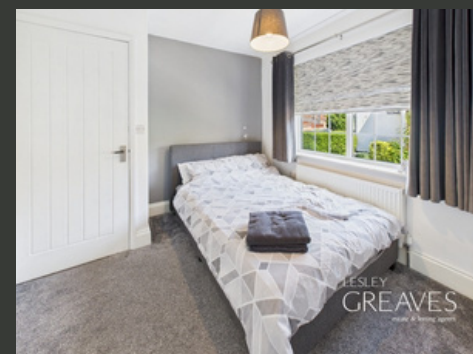
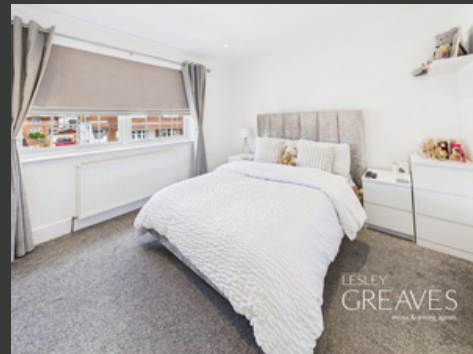


# £380,000

GUIDE PRICE

ROSLYN AVENUE  
GEDLING

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- EN SUITE
- UTILITY ROOM
- KITCHEN/DINER
- LANDSCAPED REAR GARDEN
- EPC TBC



## Four Bedroom Detached Home in a Popular Location

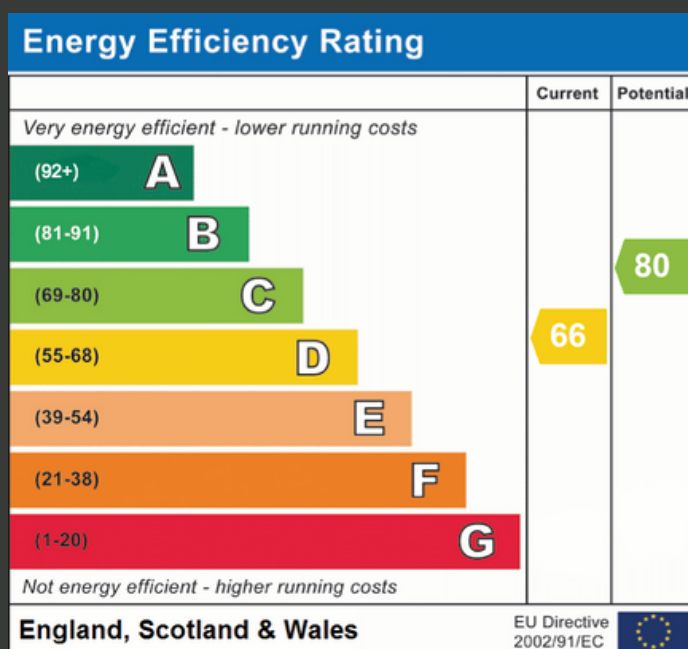
THIS EXTENDED FOUR-BEDROOM DETACHED HOME OFFERS GENEROUS, FLEXIBLE LIVING SPACE. THIS PROPERTY IS LOCATED IN A HIGHLY SOUGHT-AFTER AREA AND IS WITHIN EASY REACH OF A VARIETY OF LOCAL AMENITIES, EXCELLENT SCHOOL CATCHMENTS AND CONVENIENT TRANSPORT LINKS.

THE LAYOUT BEGINS WITH A WELCOMING ENTRANCE HALLWAY, LEADING TO A LOUNGE FEATURING A BAY WINDOW. THE HEART OF THE HOME IS THE MODERN OPEN PLAN DINING KITCHEN, WHICH FLOWS EFFORTLESSLY INTO A SECOND SITTING ROOM WITH BI-FOLD DOORS THAT OPEN ONTO A RAISED DECKED TERRACE PERFECT FOR INDOOR-OUTDOOR LIVING. A PRACTICAL UTILITY ROOM WITH A WC COMPLETES THE GROUND FLOOR.

UPSTAIRS, THERE ARE THREE DOUBLE BEDROOMS AND A VERSATILE FOURTH BEDROOM, IDEAL AS A SINGLE ROOM, NURSERY OR HOME OFFICE. THE MAIN BEDROOM BOASTS AN EN-SUITE AND FULLY FITTED WARDROBES, OFFERING BOTH COMFORT AND FUNCTIONALITY. A MODERN SHOWER ROOM SERVES THE REMAINING BEDROOMS.

EXTERNALLY, THE PROPERTY BENEFITS FROM A DRIVEWAY PROVIDING OFF-ROAD PARKING, WITH GATED ACCESS TO ADDITIONAL PARKING AT THE SIDE. THE REAR GARDEN HAS BEEN THOUGHTFULLY LANDSCAPED TO CREATE A WONDERFUL OUTDOOR RETREAT, FEATURING A DECKED TERRACE THAT EXTENDS DIRECTLY FROM THE HOUSE. A SUMMERHOUSE, CURRENTLY FITTED OUT AS A BAR, OFFERS A UNIQUE AND SOCIABLE SPACE. ADDITIONALLY, A COVERED PERGOLA AREA PROVIDES THE PERFECT SETTING FOR YEAR-ROUND ENTERTAINING.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; TBC









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