



**Rosa Court
Gedling, Nottingham NG4 3LT**

£270,000 Freehold

A WELL PRESENTED FOUR BEDROOM
FAMILY HOME FOR SALE IN GEDLING!



Tucked away in a quiet cul-de-sac, this modern three-storey semi-detached home offers a wonderfully practical layout ideal for family life. Its position within a small cluster of similar properties creates a friendly, settled atmosphere, while nearby schools, shops, and everyday amenities are all within easy reach.

The accommodation is arranged over three levels. On the ground floor, the entrance hall opens into a comfortable lounge, and at the rear you'll find a contemporary kitchen/dining space. French doors extend the room out to the garden, making it perfect for everyday living or entertaining. A downstairs W/C adds further convenience.

The first floor comprises three bedrooms of good proportions, served by a smart family bathroom. The entire top floor is dedicated to a private main suite, offering a spacious bedroom along with its own en-suite shower room.

Outside, the home features a block-paved driveway at the front and a gate providing access to the rear. The south-facing back garden is designed for easy maintenance, with a patio area, artificial lawn, storage shed and secure fencing creating a tidy, enclosed outdoor space.

With its versatile layout, modern features and peaceful setting, this property makes an appealing choice for families wanting a comfortable home in a sought-after location.

Upstairs on the first floor, you will find three well-sized bedrooms along with a stylish three-piece family bathroom. The entire top floor serves as a private master suite, offering a spacious bedroom paired with its own en-suite shower room.

Outside, the home benefits from a block-paved driveway to the front and gated side access. The south-facing rear garden is fully enclosed and designed for low maintenance, featuring a patio area, artificial lawn, storage shed, and secure fencing.

Combining modern comfort with a convenient setting, this impressive semi-detached property is ideal for families seeking a home in a popular and well-connected area.



Entrance Hallway

Wooden entrance door to the side elevation giving access to the entrance hallway comprising laminate flooring, staircase leading to the first floor landing, wall mounted radiator, doors leading off to:

Ground Floor WC

2'88 × 5'12 approx (0.61m × 1.52m approx)

UPVC double glazed window to the side elevation, WC, tiled splashbacks, wall mounted radiator, handwash basin with mixer tap.

Lounge

15'33 × 10'09 approx (4.57m × 3.28m approx)

Coving to the ceiling, carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation, door leading through to the kitchen diner.

Kitchen Diner

10'96 × 13'59 approx (3.05m × 3.96m approx)

Laminate flooring, UPVC double glazed French doors leading to the rear garden, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, electric oven with four ring gas hob over and extractor hood above, recessed spotlights to the ceiling, integrated fridge freezer.

First Floor Landing

Carpeted flooring, access to second floor master suite, doors leading off to:

Bedroom Two

13'62 × 8'82 approx (3.96m × 2.44m approx)

Two UPVC double glazed windows to the rear elevation, wall mounted radiator, carpeted flooring.

Bathroom

UPVC double glazed window to the side elevation, heated towel rail, tiled splashbacks, handwash basin with mixer tap, laminate flooring, WC, bath with shower head and mixer tap.

Bedroom Three

8'73 × 6'77 approx (2.44m × 1.83m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Four

6'25 × 10'02 approx (1.83m × 3.10m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, recessed spotlights to the ceiling.

Master Bedroom

20'62 × 9'89 approx (6.10m × 2.74m approx)

Storage to the eaves, Velux window, two wall mounted radiators, carpeted flooring, UPVC double glazed window to the front elevation, door to the en-suite.

En-Suite

Linoleum flooring, Velux window, heated towel rail, tiled splashbacks, handwash basin with mixer tap, shower cubicle with mains fed shower over.

Rear of Property

To the rear of the property there is an enclosed rear garden with decked area, lawned area, shed, outdoor water tap, a range of plants and shrubbery planted to the borders, fencing to the boundaries.

Front of Property

To the front of the property there is a driveway providing off the road parking.

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 11mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

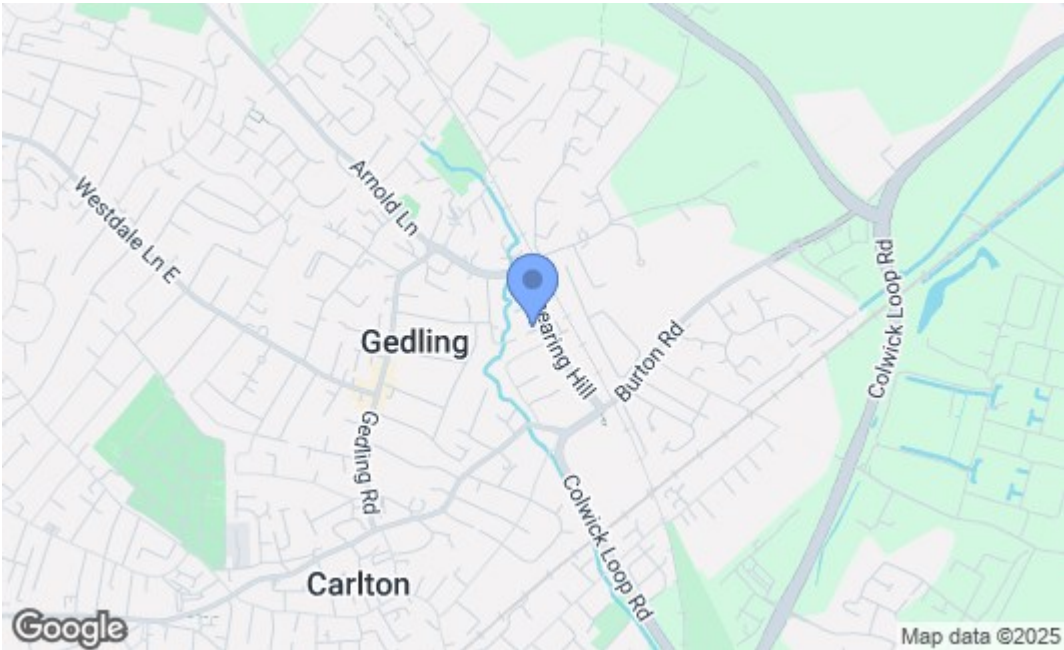
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.