



10 Rosegrove Avenue, Arnold, NG5 8DU

Price Guide £290,000



Marriotts





# 10 Rosegrove Avenue Arnold, NG5 8DU

- Detached bungalow with off street parking
- Spacious living room
- Detached utility room and outdoor toilet
- 3 bedrooms
- Modern bathroom and kitchen
- Gas central heating and double glazing

Beautifully presented detached bungalow finished to a high standard. With 3 bedrooms, modern shower room, spacious living room, tasteful kitchen and useful detached utility room and outside wc. The tired garden has several seating and dining areas with views of the surrounding area.

Situated in a peaceful location and within easy reach of Arnold's, including shops, restaurants and public transport links.

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## Overview

This beautifully presented detached bungalow is finished to a high standard, and perfect for those seeking a peaceful retreat.

There are three well-appointed bedrooms, modern shower room adding a touch of luxury, while the spacious living room is bathed in natural light, creating an inviting atmosphere for relaxation and entertaining. The tasteful kitchen is designed with both functionality and style in mind. Additionally, the property features a useful detached utility room and outside WC, providing extra convenience for everyday living. Step outside to discover a charming garden that offers several seating and dining areas, perfect for enjoying the fantastic views and the serene surroundings. This outdoor space is ideal for hosting gatherings or simply unwinding in the fresh air.

Situated in a peaceful location, this bungalow is within easy reach of Arnold's amenities, including shops, restaurants, and public transport links, ensuring that everything you need is just a short distance away. This property truly combines comfort, style, and convenience, making it an excellent choice for your next home.





## Entrance hall

Accessed from the side of the property, the composite front door leads into the hallway which has fitted matting and carpet, radiator and doors into the internal rooms. Loft hatch gives access to loft via a fitted ladder, which is fully boarded and has a Velux window.

## Shower room

Fully tiled with metro wall tiles and tiled floor, shower cubicle with glass screen, mains shower with rainwater head and handheld head, radiator and extractor fan. One wall has vanity units providing storage, toilet with dual flush and wash hand basin with mixer tap inset, and there is a UPVC window to the side.

## Bedroom 1

With UPVC window to the rear, carpet, radiator

## Bedroom 2

With UPVC window to the rear, carpet, radiator

## Bedroom 3

With UPVC window to the side , carpet, radiator

## Living room

Carpeted with UPVC window to the front, two radiators, feature fireplace and surround. Door leading into the kitchen.

## Kitchen

The kitchen is fitted with cream wall and base units, wooden worktop, ceramic Belfast sink & mixer tap, integrated undercounter fridge, wine fridge, double electric oven and induction hob, and extractor hood. UPVC window to the front and further composite door to the side.

## Detached utility room and outside toilet

The utility area has worktop and space for dishwasher, washing machine and freezer below. There is a combined toilet, vanity unit and wash hand basin. UPVC door and UPVC window to the side.

## Outside

The the front there is an off street parking and steps give access to the side entrance door.

To the rear the garden is tired, with a rocky area , block paved seating area to the first tier, and further block paved/shingled seating area to the top tier. There are also useful outdoor electric sockets.

## Material Information







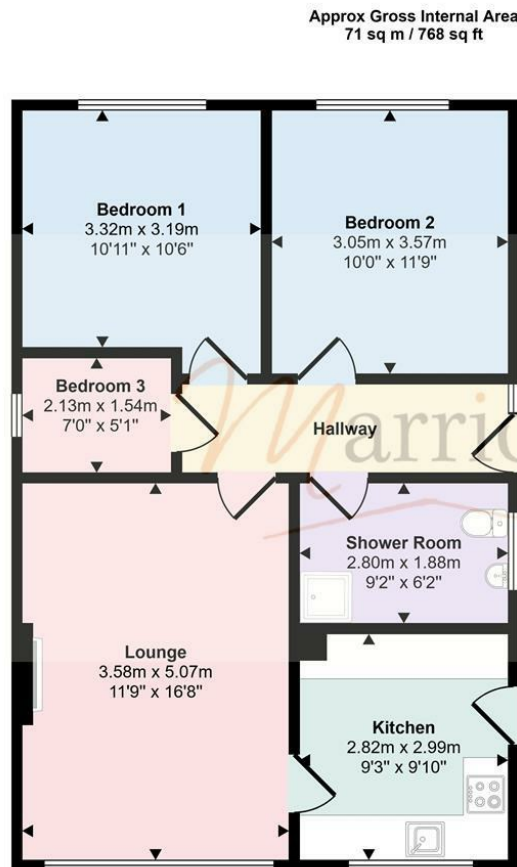




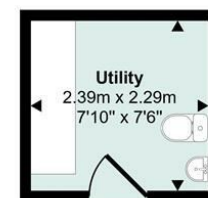
TENURE: Freehold  
COUNCIL TAX: Gedling Borough - Band C  
PROPERTY CONSTRUCTION: Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY:  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:  
FLOOD RISK:  
ASBESTOS PRESENT:  
ANY KNOWN EXTERNAL FACTORS:  
LOCATION OF BOILER: Bathroom  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: E-On  
MAINS ELECTRICITY PROVIDER: E-On  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Steps to entrance door







**Ground Floor**  
Approx 66 sq m / 710 sq ft



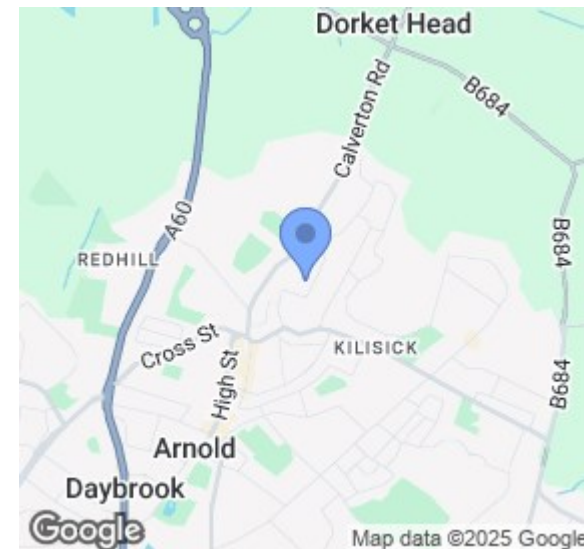
**Utility**  
Approx 5 sq m / 59 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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