



23 Rosedale Road, Nottingham

£220,000 Freehold

Two Bedroom Semi-Detached House • Perfect For A First-Time Buyer • Spacious Living Room With Bay Window • Generous Kitchen Diner • Bright And Airy Conservatory • Two Well-Proportioned Bedrooms • Three-Piece Bathroom Suite • Generous Rear Garden • Gated Side Access • Excellent Transport Links



GREAT FIRST-TIME BUY...

This two-bedroom semi-detached house offers well-proportioned accommodation and a generous rear garden, making it a great purchase for a first-time buyer, couple or young family. Situated within a popular residential area, the property benefits from easy access to a range of local amenities, schools and excellent transport links into Nottingham City Centre and the surrounding areas. The ground floor comprises an entrance hall, a spacious living room featuring a bay window and fireplace, and a generous kitchen diner offering ample space for both cooking and dining. Double doors lead into a bright and airy conservatory, providing an additional and versatile space with access to the rear garden. Upstairs are two well-proportioned bedrooms, including an especially spacious main bedroom with a range of fitted wardrobes, alongside a three-piece bathroom suite. Outside, the property has a low-maintenance frontage with gated access continuing along the side. The generous rear garden features paved seating areas, established trees and shrubs, planted sections and a lawn, providing plenty of space for children, pets and outdoor entertaining. Early viewing is highly recommended.

MUST BE VIEWED

Council Tax band: B

Tenure: Freehold



GROUND FLOOR

Entrance Hall

5' 8" x 13' 1" (1.73m x 3.99m)

The entrance hall has carpeted flooring, a radiator, an in-built cupboard, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

11' 0" x 14' 6" (3.36m x 4.41m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a feature fireplace with a decorative surround, a TV point, coving to the ceiling, and a radiator.

Kitchen

10' 10" x 17' 2" (3.31m x 5.22m)

The kitchen has a range of fitted gloss base and wall units with laminate worktops, a sink with a movable swan neck mixer tap and drainer, space for an oven, space and plumbing for a washing machine and a tumble-dryer, space for an American-style fridge freezer, wood-effect vinyl flooring, partially tiled walls, space for a dining table, a vertical radiator, UPVC double-glazed windows to the side and rear elevation, double French doors into the conservatory, and a single UPVC door providing access to the garden.

Conservatory

7' 9" x 9' 8" (2.35m x 2.95m)

The conservatory has vinyl flooring, a partially vaulted glass ceiling, UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the garden.

Garage

11' 0" x 24' 0" (3.35m x 7.32m)

FIRST FLOOR

Landing

4' 6" x 7' 0" (1.38m x 2.13m)

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

12' 11" x 16' 9" (3.94m x 5.10m)

The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, and multiple in-built wardrobes.

Bedroom Two

10' 11" x 9' 11" (3.34m x 3.01m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built cupboard.

Bathroom

7' 10" x 6' 10" (2.40m x 2.08m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture, vinyl flooring, fully tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.



Front Garden

To the front of the property is a low-maintenance garden featuring established shrubs and hedging, enclosed by decorative metal railings. Steps lead to the entrance, while gated access continues along the side of the property to the rear garden.

Rear Garden

The property benefits from a generous east-facing rear garden featuring paved seating areas, a lawn and a variety of established trees, shrubs and planted borders. The garden also provides access to a useful outbuilding and is enclosed by fenced boundaries, with gated access to the front.

ADDITIONAL INFORMATION

Broadband Speed - Ultrafast Available - 1800 Mbps (download) 220 Mbps (upload) | Phone Signal - Mostly Good 4G / 5G coverage | Electricity - Mains Supply | Water - Mains Supply | Heating - Gas Central Heating - Connected to Mains Supply | Sewage - Mains Supply | Flood Risk - No flooding in the past 5 years+ | Flood Risk Area - Very low risk | Construction - Brick | Mining Area - The property is situated within a coal-mining reporting area. | Accessibility - No | Other Material / Safety Issues - No known safety issues have been disclosed by the seller. | Any Legal Restrictions - No | Council Tax Band Rating - Nottingham City Council - Band B | Tenure: Freehold |

DISCLAIMER

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This floorplan is for illustrative purposes only.

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