



**4 Roseneath Avenue, Nottingham,
Nottinghamshire NG5 5DJ**

£250,000

Tel: 0115 9680268



- Detached Family Home
- No Upward Chain
- Viewing Highly Recommended
- 32ft Garage
- Deceptively Spacious Throughout
- Excellent Scope & Potential
- Extremely Popular Location
- Generous Rear Garden

This magnificently well-proportioned three-bedroom detached home has been loved and enjoyed by the previous owner since new and truly is perfect for such an array of buyers including families, first time buyers and even investors. This wonderfully well-placed family home is located in the heart of ever popular residential area of Rise Park. The property also boasts an impressive amount of scope and potential for further modernisation with plenty of room to extend as well should you wish to do so making this an opportunity which is simply too good to miss.

The accommodation comprises a naturally light entrance hall, spacious yet cosy lounge, dining room that seamlessly runs alongside a generously proportioned kitchen. To the first-floor landing there are three bedrooms including two spacious doubles and a three-piece family bathroom.

Externally, the property stands in an elevated position on Roseneath Avenue itself alongside a pleasant selection of other similar residential family homes. There is an initial generous driveway providing off road parking for multiple cars that leads onto a large 32ft garage and a side pathway with secure gate that opens onto the rear garden which is extremely well proportioned and low maintenance garden which is a blend between being patio slabbed and gravelled.

ENTRANCE HALL

w: 4.52m x l: 1.88m (w: 14' 10" x l: 6' 2")

With a wall heater, ceiling light point and stairs rising to the first floor landing.

LOUNGE

w: 3.94m x l: 3.86m (w: 12' 11" x l: 12' 8")

A spacious reception room with a gas fire, ceiling light point and a large window to the front elevation.

DINING ROOM

w: 3.84m x l: 3.73m (w: 12' 7" x l: 12' 3")

With an electric fire, ceiling light point, glazed window to the rear elevation.

KITCHEN

w: 4.27m x l: 2.49m (w: 14' x l: 8' 2")

A kitchen area with wall cupboards and base units with working surfaces over. There is a ceiling light point, glazed window, door to the rear elevation and wall heater.

FIRST FLOOR LANDING

w: 2.74m x l: 2.64m (w: 9' x l: 8' 8")

With a wall heater, ceiling light point and glazed window to the side elevation.

BEDROOM ONE

w: 4.06m x l: 3.81m (w: 13' 4" x l: 12' 6")

The first spacious double bedroom with a wall heater, ceiling light point and a glazed window to the front elevation.

BEDROOM TWO

w: 3.63m x l: 3.12m (w: 11' 11" x l: 10' 3")

A second spacious double bedroom with a wall heater, ceiling light point and a glazed window to the rear elevation.

BEDROOM THREE

w: 2.79m x l: 2.77m (w: 9' 2" x l: 9' 1")

With a wall heater, ceiling light point and a glazed window to the front elevation.

FAMILY BATHROOM

w: 2.62m x l: 1.7m (w: 8' 7" x l: 5' 7")

With a panelled bath, wash hand basin and a low flush. There is also a wall heater, ceiling light point and an obscure glazed window to the rear elevation.

OUTSIDE

Externally, the property stands in an elevated position on Roseneath Avenue itself alongside a pleasant selection of other similar residential family homes. There is an initial generous driveway providing off road parking for multiple cars that leads onto a large 32ft garage and a side pathway with secure gate that opens onto the rear garden which is extremely well proportioned and low maintenance garden which is a blend between being patio slabbed and gravelled.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.







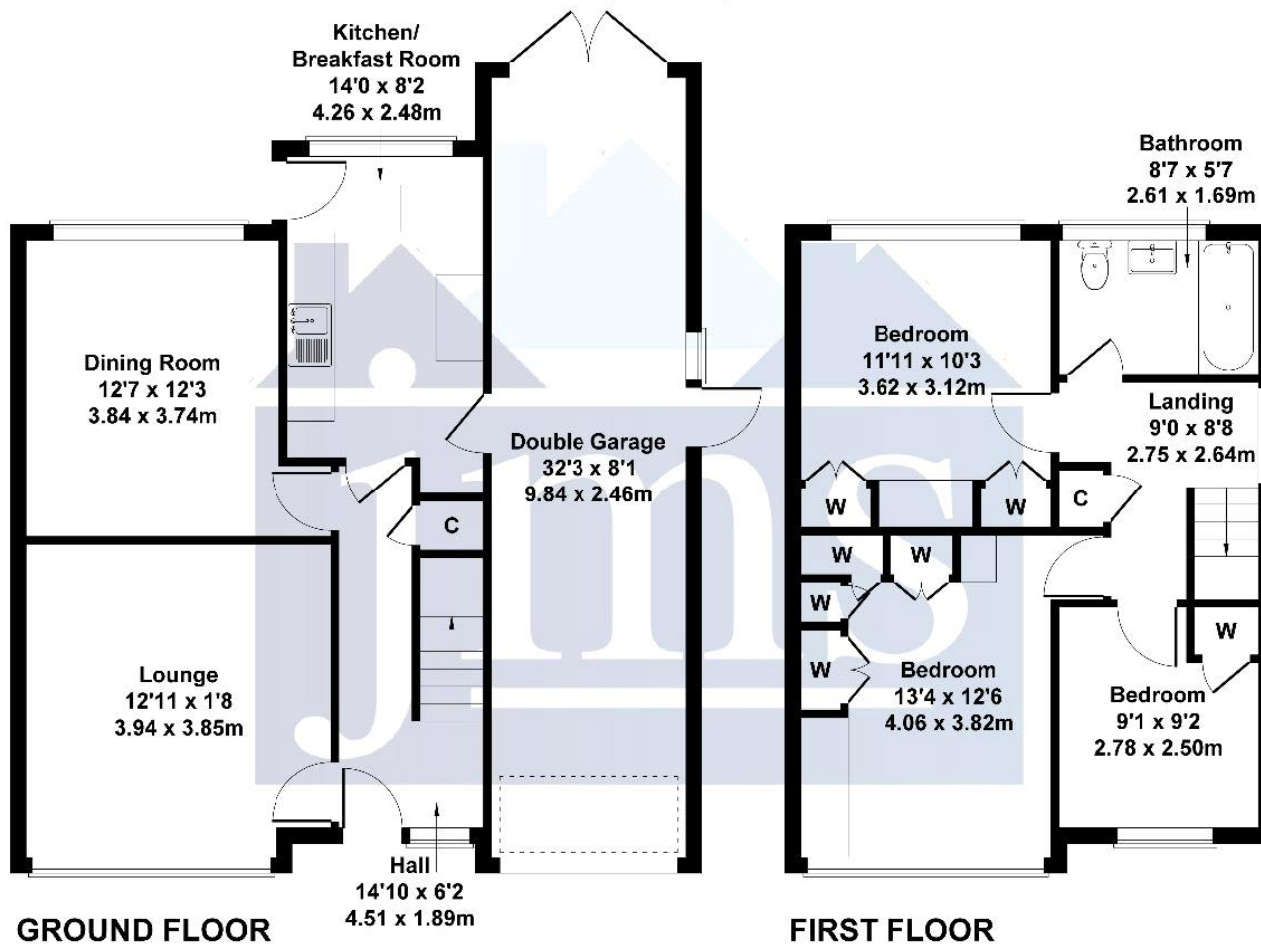






Roseneath Avenue, Nottingham, NG5 5DJ

Approximate Gross Internal Area
1249 sq ft - 116 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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