

# JOHNSONS & PARTNERS

Estate and Letting Agency



**36 ROSLYN AVENUE, GEDLING**

NOTTINGHAM, NG4 3NJ

**£325,000**





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Detached Family Home | Modern Interiors Throughout | Breakfast Kitchen | Three Spacious Bedrooms | Private Rear Garden | Driveway and Garage | Close to Local Amenities |

Positioned on a corner plot, at the very end of Roslyn Avenue in Gedling, this exquisite detached three-bedroom family home boasts a harmonious blend of contemporary design and spacious living areas, perfect for modern family life. With its alluring bay-fronted lounge seamlessly opening into a generous dining space, this home is crafted for entertaining and precious family moments alike.

The modern fitted breakfast kitchen, replete with integrated Appliances, offers a chic and efficient environment for culinary adventures, while the ground floor W/C adds a touch of convenience to everyday living. Upstairs, the allure continues with three sumptuous bedrooms, each one presenting a canvas for personalisation and comfort. The luxurious four-piece bathroom suite, featuring a freestanding bath, promises a serene retreat for relaxation and rejuvenation.

Externally, the property does not fail to impress with its private, well-maintained garden, providing a secure haven for children to play and adults to unwind. The gated driveway accommodates two vehicles, ensuring ample parking for both residents and guests.

Positioned in a sought-after locale, this home benefits from close proximity to a variety of local amenities and transport links, making it an ideal haven for families seeking both tranquillity and convenience.

This property is not just a house; it's a lifestyle choice for those who value elegance, comfort, and practicality. To fully appreciate what this magnificent home has to offer, an early viewing is highly recommended. Prepare to be captivated by the charm and sophistication that 36 Roslyn Avenue presents – it must be viewed to be truly appreciated.

### Entrance Hallway

Living / Dining Room  
33'3" x 11'0" (10.16 x 3.36)

Breakfast Kitchen  
13'5" x 12'0" (4.09 x 3.66)

### WC

### First Floor Landing

Bedroom One  
11'2" x 11'1" (3.41 x 3.40)

Bedroom Two  
11'2" x 10'2" (3.41 x 3.11)

Bedroom Three  
7'3" x 6'9" (2.21 x 2.06)

Bathroom  
9'4" x 7'2" (2.86 x 2.19)

Garage  
33'3" x 10'5" (10.16 x 3.18)

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



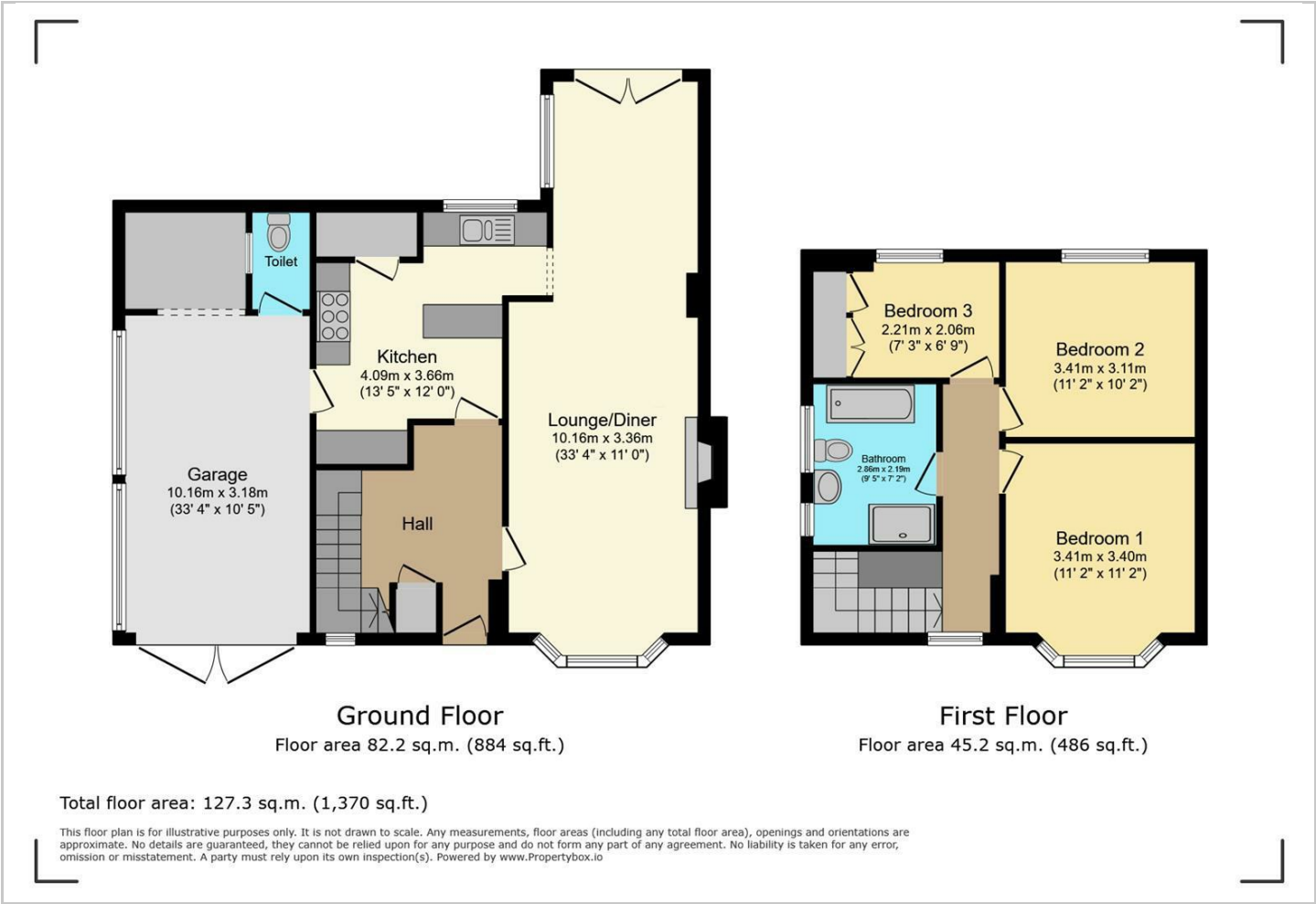
Hybrid Map



Terrain Map



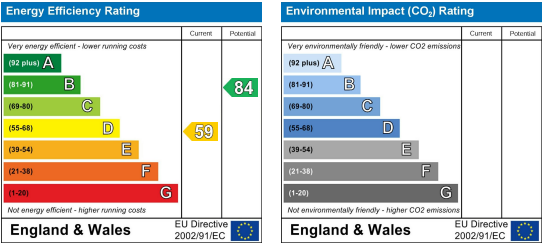
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.