



Orston Drive,  
Wollaton, Nottingham  
NG8 1AQ

**Offers Over**  
**£250,000 Freehold**



An extended four-bedroom, semi-detached bungalow with the benefit of no upward chain.

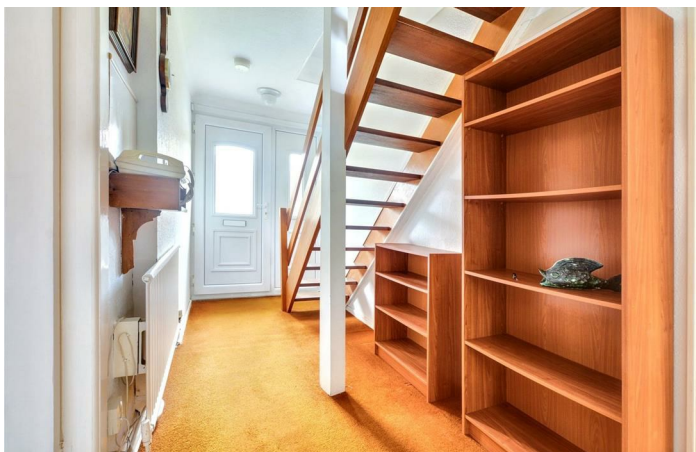
Situated within close proximity to the Queens Medical Centre and Wollaton Hall and Deer Park, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This property would be considered an ideal opportunity for a wide variety of buyers who are looking to put their own stamp on a property, this could include growing families or anyone looking to relocate to this popular and convenient location.

In brief the internal accommodation comprises; An entrance hall, spacious living room, extended breakfast kitchen, dining room, two double bedrooms and bathroom on the ground floor. Then rising up to the first floor is an additional double bedroom, single bedroom, and WC.

Outside to the front of the property is a lawned garden with mature shrubs and a driveway with gated side access to the rear. The rear is primarily lawned with further mature shrubs and garage.

With the advantage of UPVC double glazing throughout this property is well worthy of an early internal viewing.



### Entrance Hall

UPVC double glazed entrance door, carpet flooring, radiator, stairs to the first floor, and doors leading into two bedroom, bathroom, and dining room.

### Dining Room

8'9" x 8'7" (2.68m x 2.64m )

UPVC double glazed window to the rear aspect, carpet flooring, and radiator.

### Kitchen

16'9" x 8'11" (5.13m x 2.72m )

Fitted with a range of wall, base and drawer units, work surfaces with tiled splashback, stainless steel sink and drainer unit with mixer tap, gas cooker point, further useful appliance space, carpet flooring, large pantry cupboard housing the boiler, radiator, and UPVC double glazed windows to the rear and side, and UPVC double glazed door to the side.

### Lounge

14'7" x 12'0" (4.47m x 3.67m )

A generous reception room with UPVC double glazed window to the front, carpet flooring, cupboard housing the lagged hot water tank, and radiator.

### Bedroom One

12'0" x 11'6" (3.67m x 3.53m )

UPVC double glazed window to the front, fitted wardrobes, carpet flooring, and radiator.

### Bedroom Two

11'6" x 8'10" (3.52m x 2.71m )

UPVC double glazed window to the rear, fitted wardrobes, carpet flooring, and radiator.

### Bathroom

5'8" x 5'8" (1.75m x 1.74m )

Incorporation a three piece suite comprising: low-flush WC, pedestal wash-hand basin, bath with tap shower fittings, fully tiled walls, vinyl flooring, and two UPVC double glazed windows to the rear.

### First Floor Landing

With stairs rising from the ground floor, carpet flooring, and doors leading into the two bedrooms and WC.

### Bedroom Three

12'9" x 8'10" (3.90m x 2.71m )

UPVC double glazed window to the rear, fitted wardrobes, carpet flooring, and radiator.

### Bedroom Four

9'10" x 8'3" (3.00m x 2.52m )

UPVC double glazed window to the rear, carpet flooring, and radiator.

### WC

Fitted with a low-flush WC, wash hand basin, part tiled walls, and UPVC double glazed window to the rear.

### Outside

To the front of the property is a lawned garden space, with mature shrubs, driveway with ample off-street parking for one car standing and gated side access to the rear garden. This is primarily lawned with mature shrubs, garage and shed.

### Garage

Up and over garage door to the front.

### Material Information:

Freehold

Property Construction: Crane

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

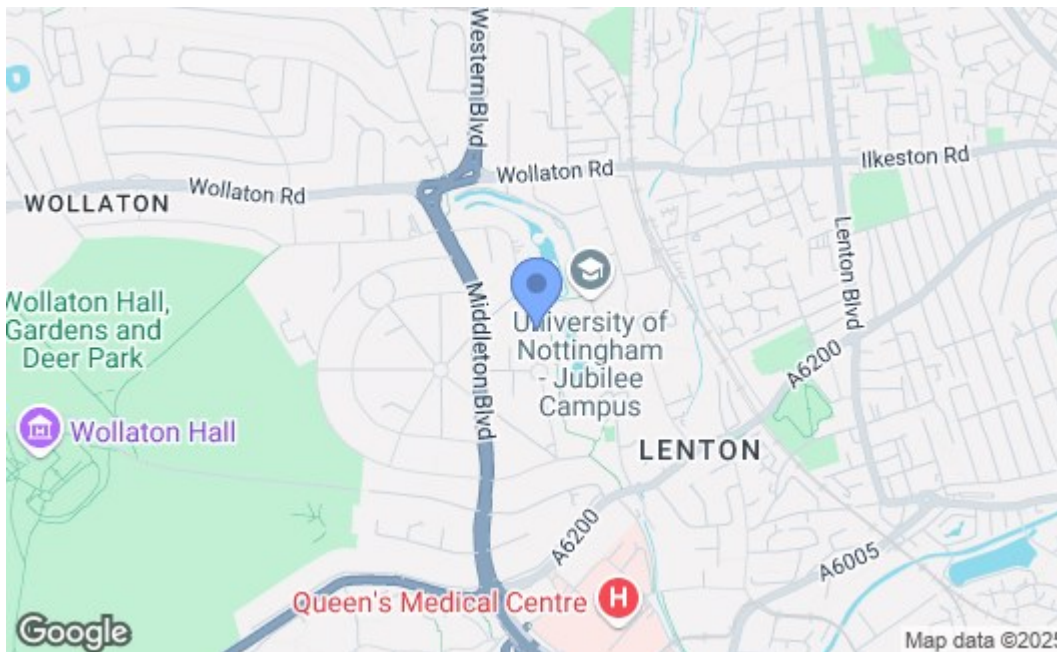
Accessibility/Adaptions: None

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





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