



Orston Drive,  
Wollaton, Nottingham  
NG8 1AQ

**£235,000 Freehold**



A well-presented, two-bedroom semi-detached bungalow with a driveway leading to a detached garage, in a popular location.

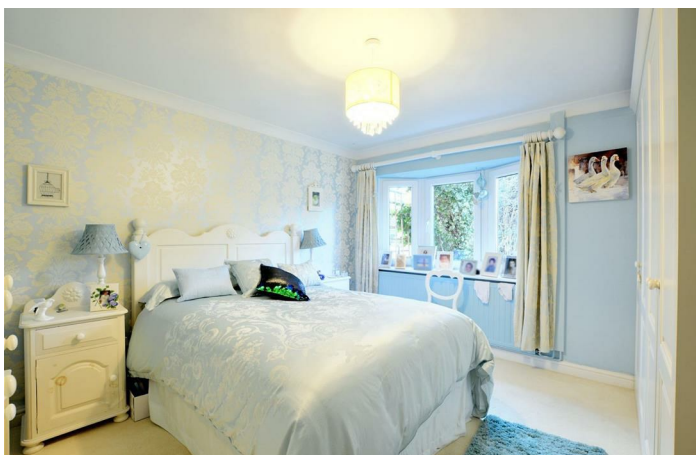
This property would make an ideal purchase for a large variety of buyers including anyone looking to downsize locally or any purchasers looking to relocate to this quiet location.

Situated within the popular suburb of Wollaton, you are just a short distance away from a variety of local amenities including shops, schools, public houses and Wollaton Hall and Deer Park. There is also the benefit of Nottingham University, Nottingham City Centre, and The Queen's Medical Centre within close proximity. The location of the property also means you are within walking distance to bus links providing easy access in and around the city and you are a short distance away from Beeston or a Nottingham train station for journeys further afield.

In brief, the internal accommodation comprises, An Entrance Hall, Extended Kitchen, Open Plan Living and Dining Room, Two Double bedrooms, and a bathroom.

The property also benefits from a lawned garden to the front with paved driveway and footpath to the front entrance and mature shrubs. The rear is then primarily lawned with a paved seating area and mature shrubs and access to the detached garage.

Offered to the market with the benefit of gas central heating, an early internal viewing comes highly recommended.



### Entrance Hall

UPVC double glazed entrance door, carpet flooring and radiator.

### Open Plan Living/Dining Room

14'2" x (reducing to 8'3") x 20'11" (4.33m x (reducing to 2.52m) x 6.40m )

UPVC double glazed bay window to the front, two radiators, laminate flooring, useful storage cupboard and UPVC double glazed sliding doors.

### Kitchen

14'0" x 8'7" (4.28m x 2.62m )

Fitted with a range of wall, base and drawer units, work surfaces, one and half bowl sink and drainer unit, integrated electric oven, inset electric hob with air filter over, space and plumbing for washing machine and dishwasher, further appliance space, parquet style flooring, spot lights to ceiling, radiator and UPVC double glazed window to the rear and UPVC double glazed door to the side.

### Bedroom One

11'5" x 11'1" (3.49m x 3.39m )

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

### Bedroom Two

11'0" x 8'4" (3.37m x 2.56m )

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

### Bathroom

Fitted with a three piece comprising; panelled bath with electric shower over and glass splash screen, wash hand basin inset to vanity unit, low level WC, tiling to the walls, vinyl flooring, storage cupboard, radiator and obscure UPVC double glazed window to the rear.

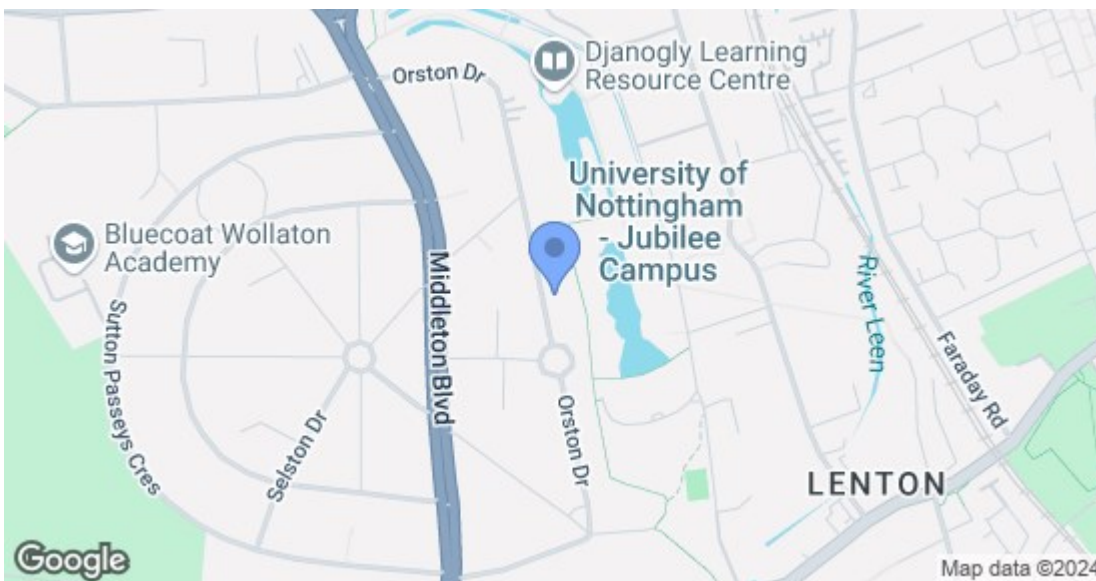
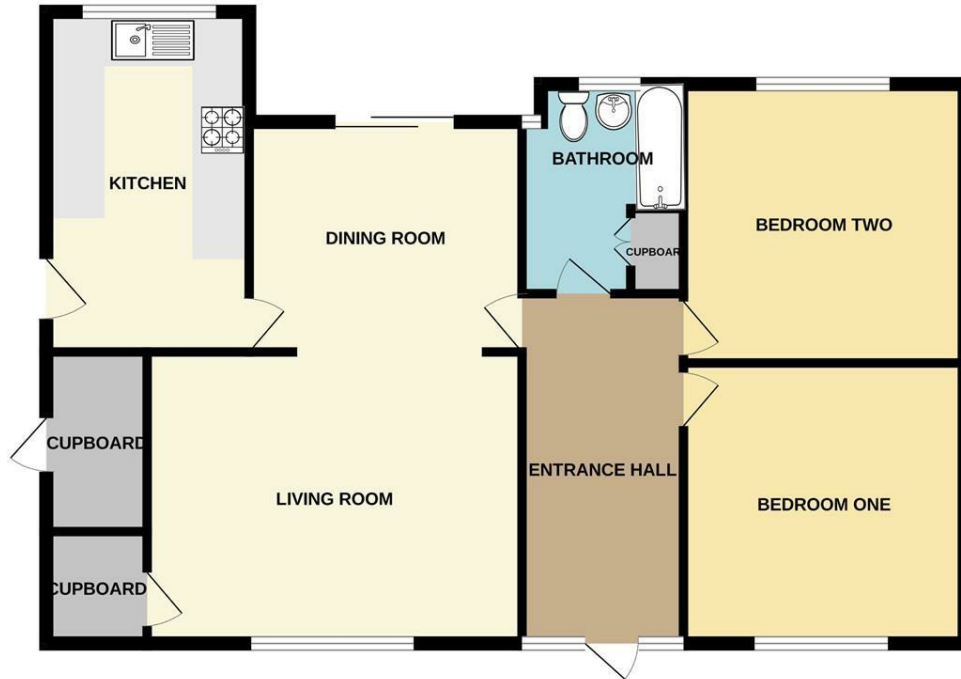
### Outside

To the front of the property there is a low maintenance garden with driveway to the side providing off road parking with the detached garage beyond, gated side access leads to the private and enclosed rear garden which is mainly laid to lawn and features a paved seating area and mature shrubs.





## GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	76
(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.