



6 Orlando Drive, Carlton, NG4 3FL  
£357,500

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Marriotts





# 6 Orlando Drive Carlton, NG4 3FL

- Three double bedrooms
- Bay fronted lounge with log burner
- Study, utility & downstairs toilet
- Family bathroom and en-suite
- Open plan dining/breakfast kitchen
- Rear driveway & detached garage

An impressive bay-fronted semi-detached house on a popular road between Main Road and Burton Road, Gedling. Three double bedrooms, en-suite and family bathroom, lounge with log burner, large open plan dining kitchen, utility room, downstairs toilet and downstairs study. Rear driveway with large detached garage!



£357,500



## Overview

Located on the charming Orlando Drive in Carlton, this delightful traditional semi-detached house offers a perfect blend of comfort and style. With three reception rooms, this property is ideal for both entertaining guests and enjoying family time. The bay-fronted lounge is a standout feature, complete with a cosy log burner that creates a warm and inviting atmosphere.

As you enter, you are greeted by a lovely hallway adorned with a polished tiled floor and an original stair balustrade, adding a touch of elegance to the home. The focal point has to be the bright and open plan breakfast/dining kitchen in gloss white, with centre island, several integrated appliances and double doors leading out to the rear garden. The ground floor also boasts a practical rear utility room, a convenient downstairs toilet, and a separate study room, perfect for those who work from home or require additional space.

Upstairs, you will find three generously sized double bedrooms, each providing comfort and tranquillity. The master bedroom benefits from an en-suite bathroom, while the impressive main bathroom features a shaped bath and a separate shower cubicle, catering to all your relaxation needs.

Outside, the property offers parking to the rear, in addition to the large detached garage. The location is particularly appealing, situated close to open countryside, perfect for leisurely walks and outdoor activities, while also being near local shops and retail parks for all your shopping needs. Gedling also has a selection of convenience shops and amenities which is just a short walk away.

This semi-detached house on Orlando Drive is a wonderful opportunity for those seeking a family home in a desirable area, combining modern living with the charm of its original features. Don't miss the chance to make this lovely property your own.



### Entrance Hall

With composite front entrance door, large polished ceramic floor tiles which continue through to the kitchen, stairs with original balustrade leading to the first floor landing with under-stair cupboard, original decorative coving, vertical radiator and door to the lounge.

### Lounge

UPVC double-glazed bay window to the front, radiator, recessed cast iron log burner with slate hearth and inset timber mantle. Two wall light points and points for a wall mounted TV.

### Dining Area

With decorative fireplace recess, vertical radiator and door through to the utility room.

### Kitchen

A wide range of wall and base units with doors in a gloss white finish, quartz effect worktops and upstands, inset one-and-a-half bowl composite sink unit and drainer, concealed LED worksurface lighting and feature kickboard lighting. appliances consist of an integrated electric double oven, four-ring gas hob and integrated dishwasher. Large matching centre Island/breakfast bar with integrated fridge and freezer. Downlights, vertical radiator, points for a wall-mounted TV and UPVC double-glazed double doors lead out to the rear garden.

### Utility Room

Worktop with plumbing beneath and space for washing machine and tumbled dryer, wall-mounted Ideal combination gas boiler, UPVC double glazed side window, radiator and matching tiled floor through to the downstairs toilet and study.

### Downstairs Toilet

With dual-flush toilet, washbasin with vanity base cupboard, radiator, UPVC double-glazed side window and extractor fan.

### Study

Radiator, UPVC double glazed window and double glazed composite side door.

### First Floor Landing

Airing cupboard and ceiling-mounted air recirculation vent.

### Bedroom 1

UPVC double-glazed front window and radiator.

### En-suite

Consisting of a large tiled cubicle with chrome main shower, wash basin and dual flush toilet with vanity surround and cupboards with matching tiled splashback. Chrome ladder towel rail, loft access and UPVC double-glazed side window.

### Bedroom 2

UPVC double glazed rear window and radiator.

### Bedroom 3

Built-in shelved cupboard, UPVC double-glazed rear window and radiator.

### Bathroom

With contrasting fully tiled walls and floor, the suite consists of a shaped bath with mixer, a separate corner cubicle with chrome main shower, wash basin and dual flush toilet with vanity surround and cupboards. Chrome ladder towel rail, and UPVC double-glazed front window.











### Outside

To the front is a walled and gated plum slate garden. Shared side gated access leads to a rear gate, in-turn leading to the rear garden. To the rear is a large paved patio with a gravel border, raised sleeper bed, artificial grass and an attached brick built wood store. Steps lead up to a split-level lawn with side door in to the garage and gravelled path to the side, leading to rear gated access and driveway. The garage has an up-and-over door, light and power.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C

PROPERTY CONSTRUCTION: single brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: utility room

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: no

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: level front and rear access









This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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