

25 Ornsay Close

Nottingham
NG5 5DL

Guide Price £315,000



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- Detached House
- 3 Bedrooms
- Garage
- Large Tiered Garden
- Patio Area
- 2 Reception Rooms
- Located Near Bestwood Village
- Driveway
- Chain Free
- EPC Rating D



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25 Ornsay Close, Nottingham, NG5 5DL

Key Features - FHP Living are delighted to present this property on Ornsay Close, a spacious three bedroom detached property in the desirable location of Rise Park. This property is perfect for a family who are looking to make this property their long term home.

On the ground floor: As you enter the property, you are greeted by a welcoming porch area that opens into a bright and airy hallway. From here, there is access to two spacious reception rooms. The front reception room (lounge) boasts a charming feature fireplace, creating a warm and inviting focal point. The second reception room (dining room) is generously sized.

The kitchen is well-positioned at the rear of the property and is complemented by an adjoining utility area, providing additional storage and functionality. From the utility, there is direct access to the integral garage.

On the first floor: There are three well-proportioned bedrooms, a family bathroom, and a useful storage cupboard. Bedroom 1 is a generous double room, featuring fitted wardrobes. Bedroom 2 is a spacious double bedroom. Bedroom 3 is a versatile space that can serve as a single bedroom or home office. The family bathroom is fitted with a four-piece suite. The property benefits from a large driveway along with a garage at the front of the property. To the rear of the property there is a large Patio area, with a three-tiered low maintenance garden with steps leading to the bottom of the garden.

The property is located near to the Bestwood Country Park and Bulwell Hall Park, to provide you with additional outdoor space to explore the local surroundings.

The property will be sold chain free.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.





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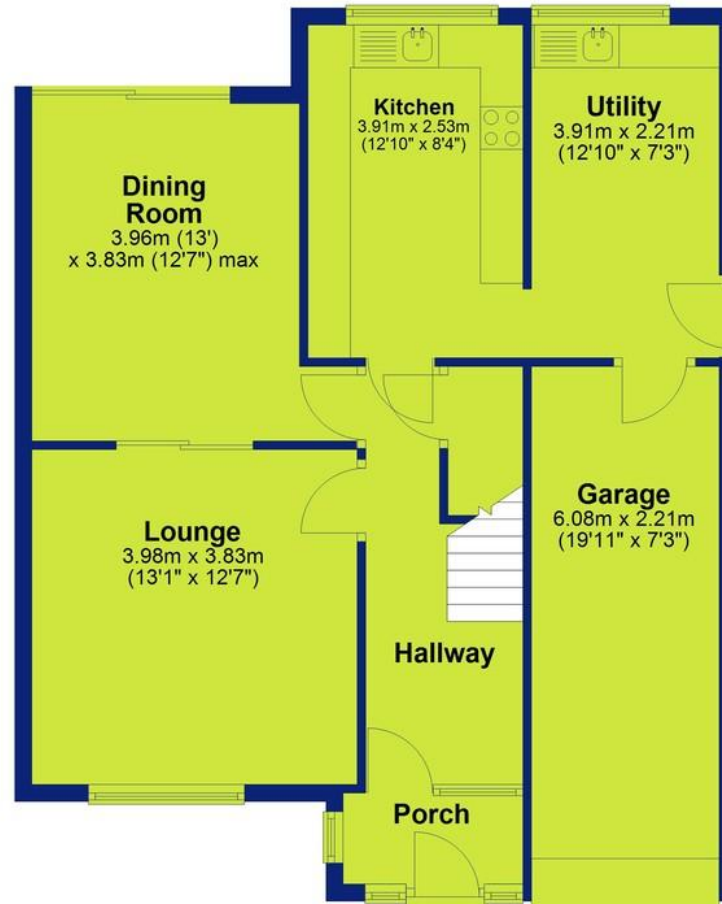
Contact

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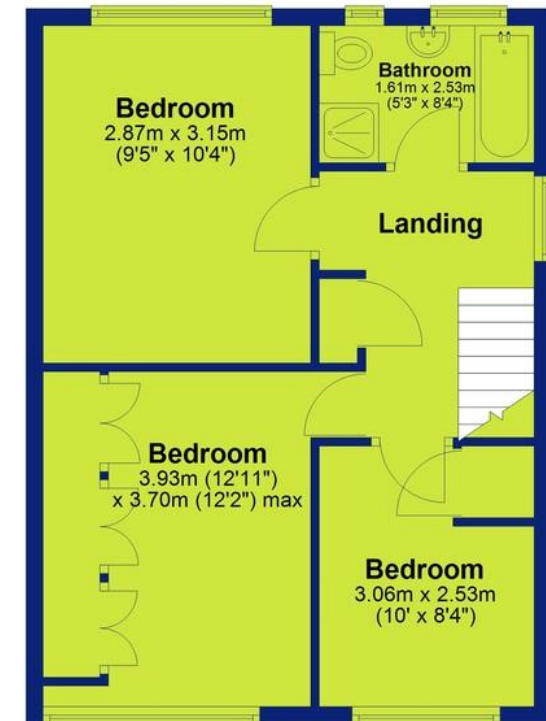
Ground Floor

Approx. 74.5 sq. metres (802.1 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.2 sq. feet)



Total area: approx. 120.6 sq. metres (1298.4 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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