

# Oriana Drive

Edwalton  
Nottingham  
NG12 4JY

Price Guide £550,000 -  
£560,000



 0115 841 1155



- Detached house
- Two bathrooms
- South facing garden
- No onward chain
- Tenure - Freehold
- Four bedrooms
- Open plan kitchen/living/dining
- Garage and driveway
- Estate fee - TBC
- Council tax - Band F

## Oriana Drive, Edwalton, Nottingham, NG12 4JY

### Key Features

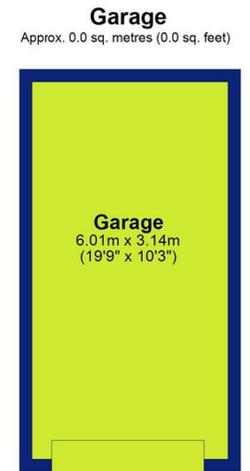
**\*\*Guide Price £550,000-£560,000\*\***

A beautifully presented, detached home situated in the highly sought-after area of Edwalton and benefiting from the remaining NHBC warranty. Offering generous accommodation across two floors, this property is perfect for modern family living.

The ground floor features a welcoming entrance hallway, a convenient WC, and a useful utility cupboard. There is a versatile office/snug, ideal for working from home, and a spacious living room with a built-in media wall and doors opening onto the patio, creating a perfect flow for indoor-outdoor living. At the heart of the home lies a stunning kitchen, living, dining area, designed for both entertaining and everyday family life. Upstairs, the property boasts four generously sized bedrooms, including a master suite with a private en-suite, alongside a modern family bathroom, providing plenty of space for family and guests. Outside, the property boasts a south-facing garden with a landscaped patio and a sunken seating area, offering a private and tranquil space to relax. A driveway for two cars leads to a single garage, providing convenient parking and storage. The location offers the perfect balance of peaceful suburban life with excellent connectivity. Residents enjoy proximity to highly regarded schools, local shops, and recreational facilities, while the nearby transport links make commuting to Nottingham and surrounding areas straightforward. This home is offered with no onward chain, making it ready for immediate occupation. A fantastic opportunity to acquire a modern, stylish home in a prime Edwalton location.



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Total area: approx. 134.6 sq. metres (1448.4 sq. feet)



0115 841 1155

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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	
(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	

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