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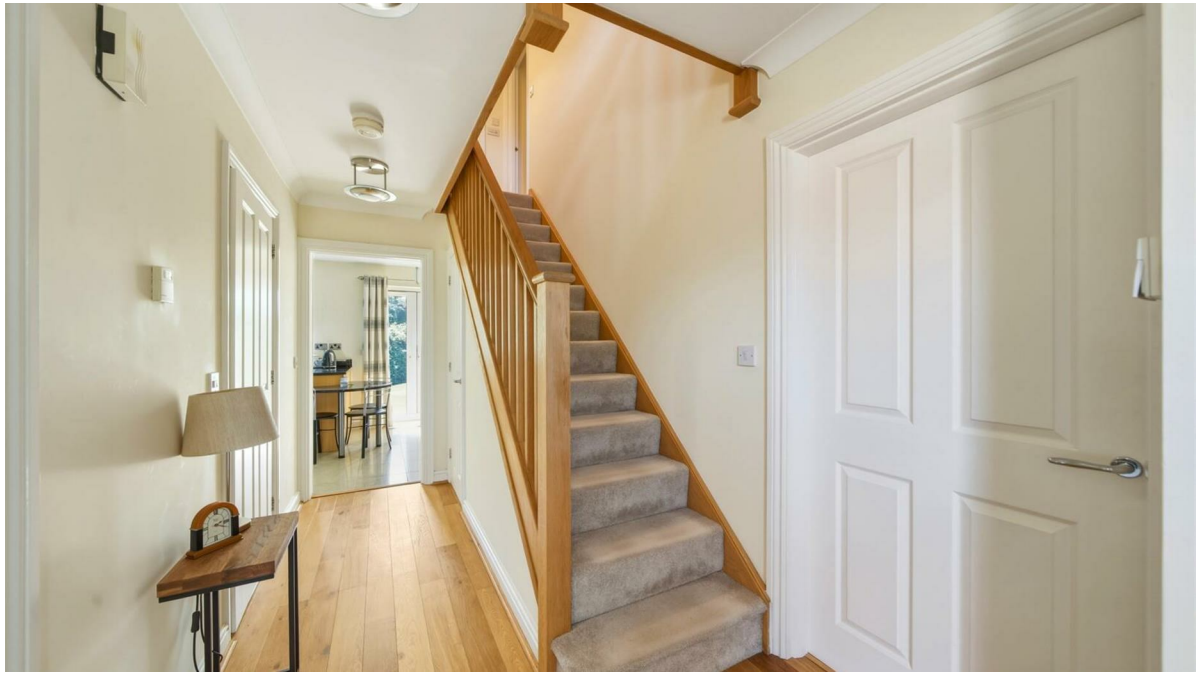
Orton Fields

Bramcote, NG9 3NL

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Situated within a sought-after cul-de-sac location on the popular Orton Fields development, this substantial detached family home enjoys a delightful position with attractive open field views to the rear, offering a wonderful sense of space and privacy. Complemented by a detached double garage and generous accommodation, the property is ideally suited to modern family living.







The accommodation is entered via a welcoming entrance hall with stairs rising to the first floor and access to the principal ground floor rooms. The spacious lounge enjoys a bay-fronted aspect and offers an excellent reception space for relaxing and entertaining. To the rear, the dining room benefits from views over the garde, creating an ideal setting for formal dining. The breakfast kitchen is fitted with ample worktop and storage space and provides room for informal dining, whilst a useful utility room and ground floor WC add further practicality. Completing the ground floor is a versatile study, perfect for those working from home, together with useful ancillary storage.
To the first floor, a central landing provides











access to four well-proportioned bedrooms. The principal bedroom benefits from the convenience of an en-suite shower room, while the remaining bedrooms are served by a family bathroom. All four bedrooms offer comfortable accommodation, making the property an excellent choice for growing families.

Outside, the property enjoys established gardens. The detached double garage provides excellent storage and secure parking, with additional driveway parking available.

Orton Fields is a highly regarded development in Bramcote, offering a peaceful residential setting with excellent access to highly rated schools, Bramcote Hills Park, local amenities and Beeston town centre. The area is particularly popular with families and commuters alike, benefiting from convenient links to Nottingham city centre, the A52, M1, Queen's Medical Centre and the University of Nottingham.





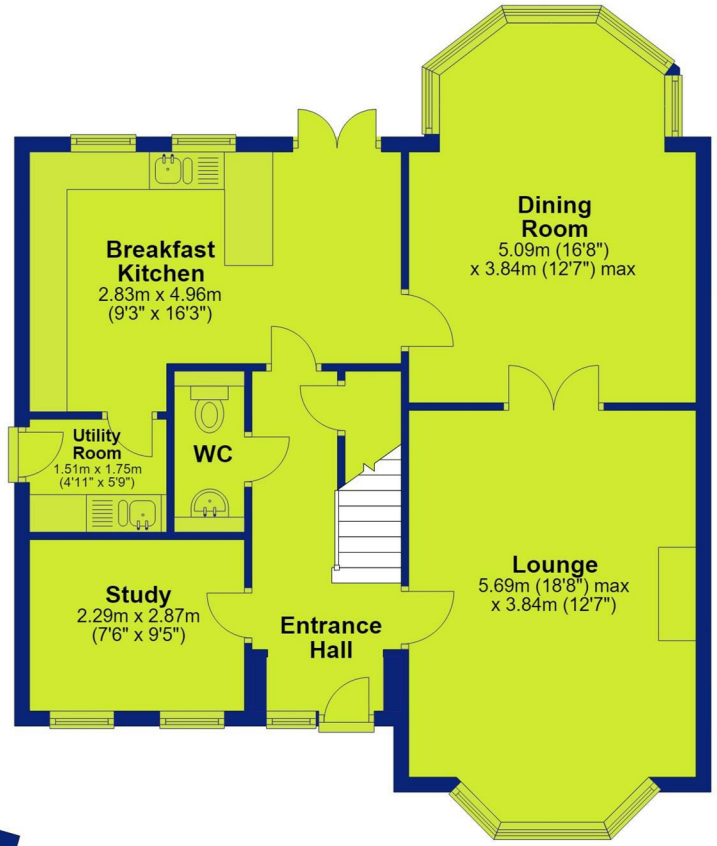


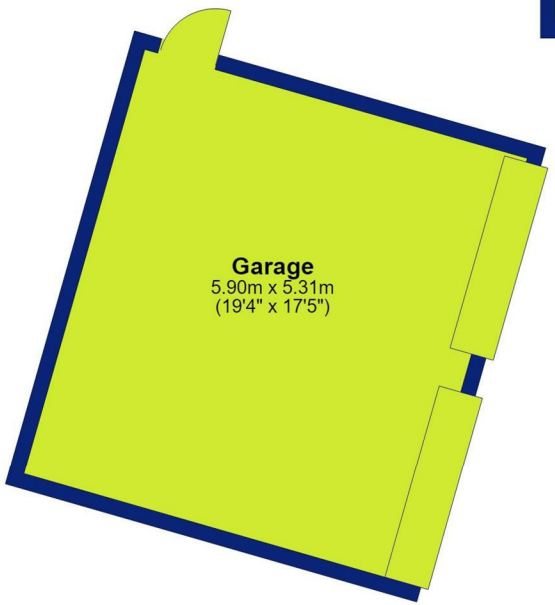




Ground Floor

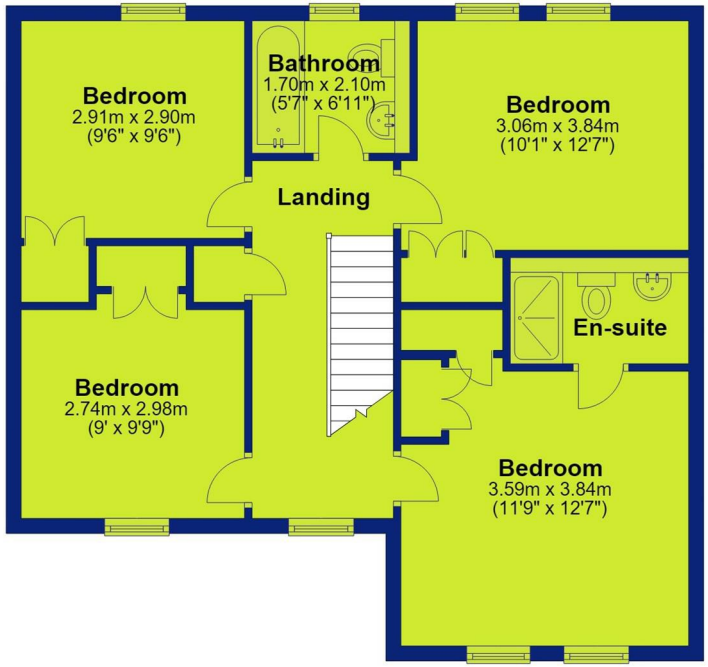
Approx. 106.8 sq. metres (1149.8 sq. feet)





First Floor

Approx. 65.0 sq. metres (700.0 sq. feet)



Total area: approx. 171.8 sq. metres (1849.7 sq. feet)



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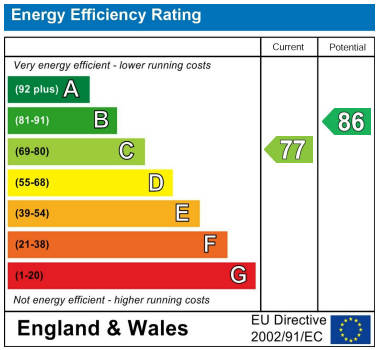
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