# Superior Homes

Royston & Lund



# 10 Oriana Drive

| NG12 4JY

Asking Price £335,000

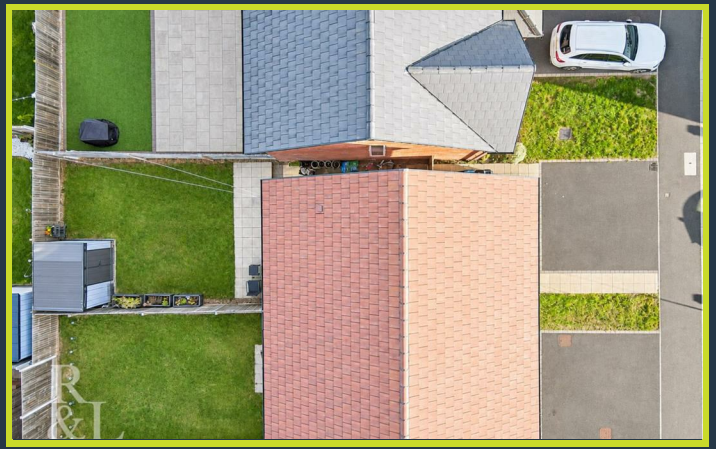


Royston and Lund are delighted to bring to the market this three-bedroom semi-detached property situated on a quiet street with prestigious neighbourhoods in Edwalton. Located close to numerous amenities, including local shops, café, and well-regarded schools, the property also benefits from excellent transport links into West Bridgford and Nottingham City Centre with convenient access to both the A52 and A46.

A range of popular amenities, including Costa Coffee, Aldi, McDonald's, Greggs, Notcutts Wheatcroft Garden Centre are within approximately 10-minute walk. This property would be a great fit for first time buyers, Buy to Let Investors and families.

Further benefits include appropriately 6 years of NHBC warranty remaining, being part of the popular Bloor Homes development, and its proximity to Sharphill Wood making it an excellent location for those who enjoy countryside walks.

Ground floor accommodation comprises an entrance hall that leads into the main reception room and staircase to the first floor. The generous size living room benefits from plenty of natural light due to its large front aspect window. The kitchen/diner showcases high-quality fixtures and fittings - base and wall units housing integrated appliances such as an oven, hob, AEG extractor and dishwasher. The kitchen also benefits from french doors leading out to the rear garden, a highly useful utility area and a downstairs WC.









- NO CHAIN - Three Bedrooms Semi-detached
- High-Quality Fixtures and Fittings and Integrated Kitchen Appliances
- Downstairs WC and Utility Area
- Low Maintenance Rear Garden
- Excellent Transport Links
- Ample Off Street Parking
- Family Bathroom and Ensuite Shower Room
- Close By To Numerous Amenities
- In The Catchment Area For Well Regarded Schools
- Approximately 6 years NHBC warranty remaining

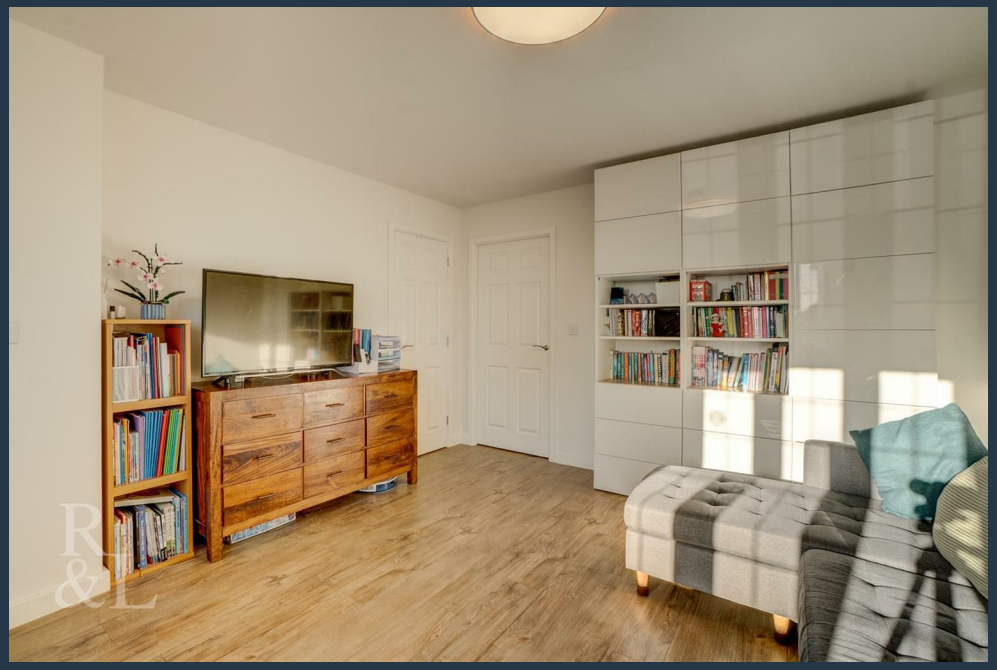






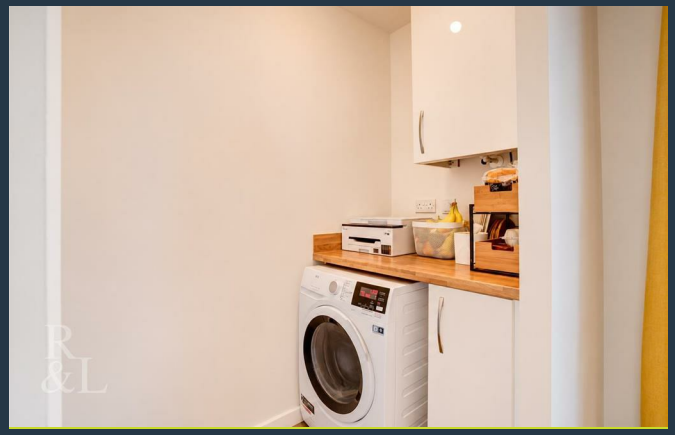






















To the first floor there are two well-proportioned double bedrooms and a spacious single bedroom. The principal bedroom benefits from its own en-suite shower room.

All three bedrooms also have access to a modern three-piece family bathroom fitted with high-quality sanitary ware including thermostatic bath/shower mixer with high-level handset and shower screen to side of bath.

Facing the property there is ample off-street parking via two allocated parking spaces. To the rear there is an enclosed low-maintenance garden featuring a patio area leading onto a well-maintain lawn, providing an ideal space for relaxing and outdoor entertaining.

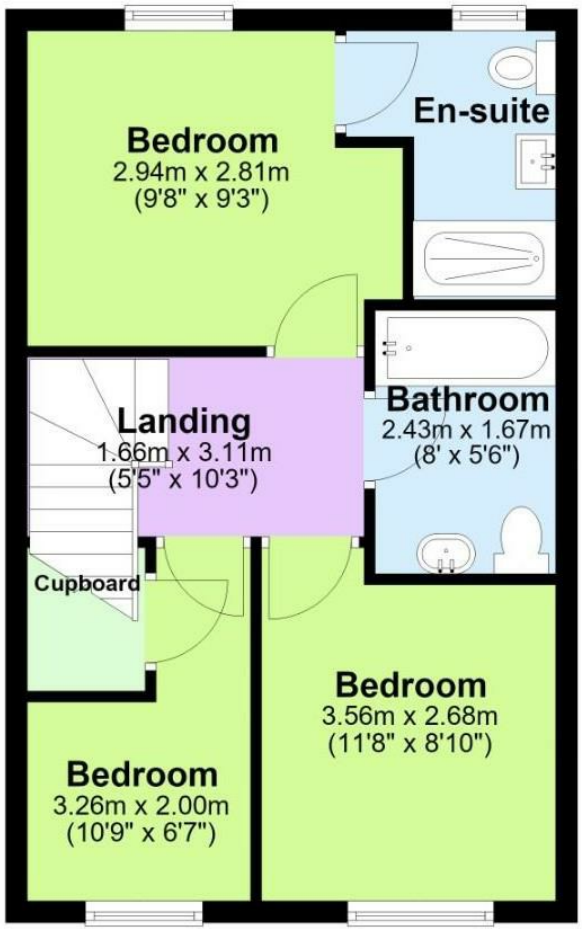
## Ground Floor

Approx. 39.2 sq. metres (422.4 sq. feet)




## First Floor

Approx. 39.2 sq. metres (422.4 sq. feet)




Total area: approx. 78.5 sq. metres (844.7 sq. feet)

The Property Ombudsman

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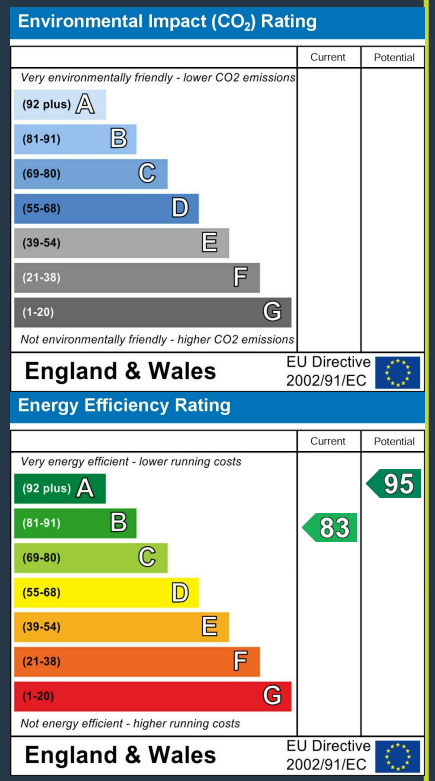
THE GUILD PROPERTY PROFESSIONALS

## EPC

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ROYSTON & LUND