

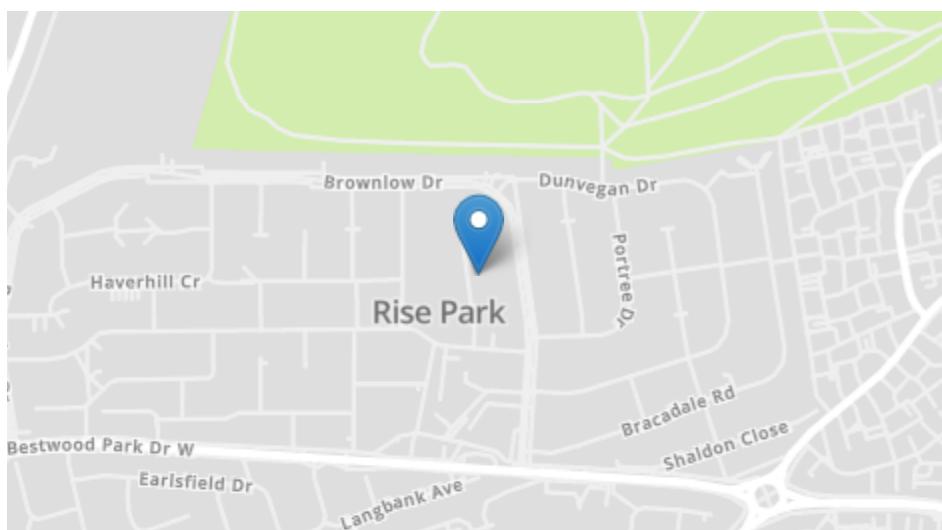
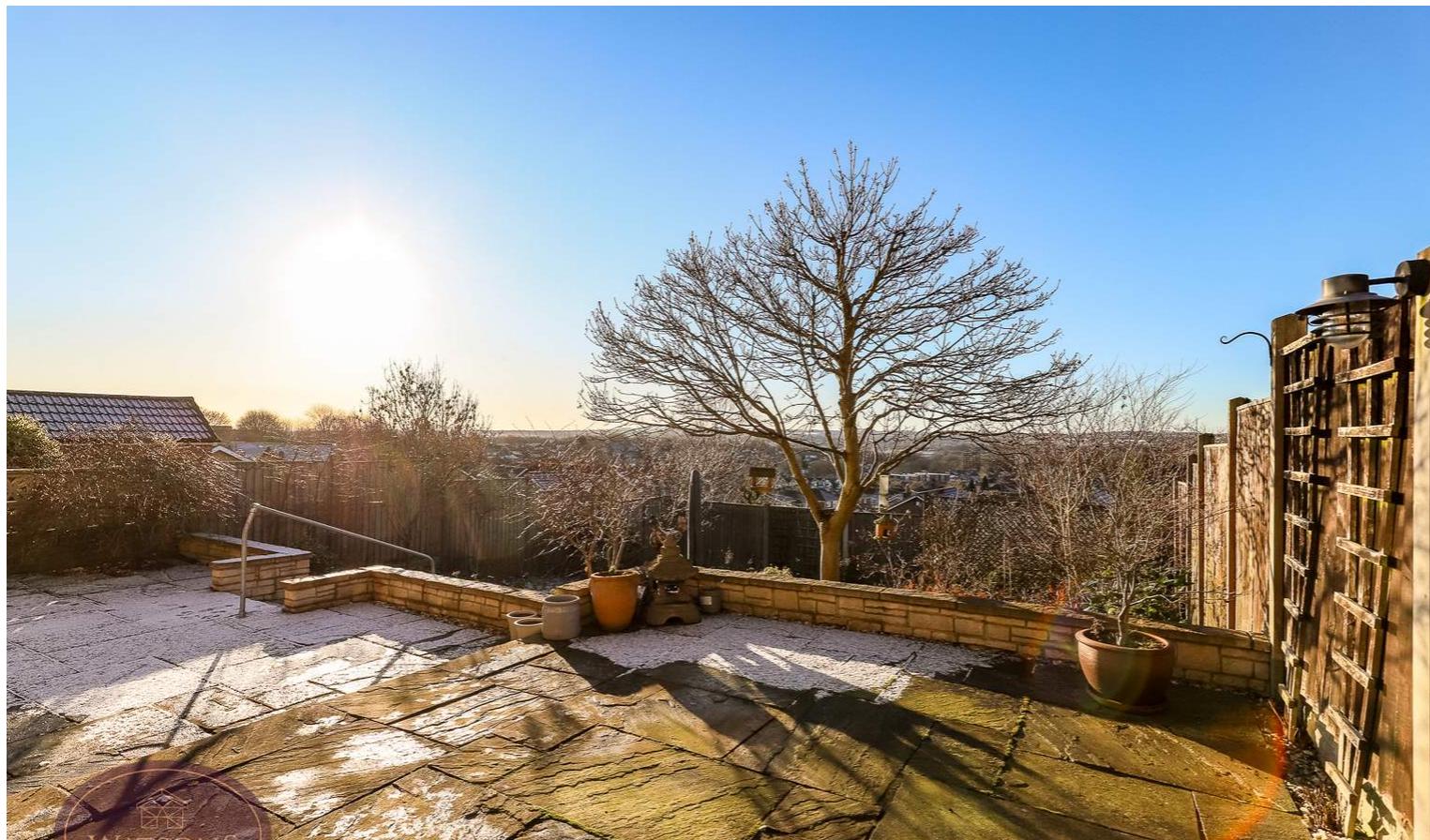
Ornsay Close, Nottingham, NG5 5DL

Offers Over £350,000



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want to view?

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- Extended Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Driveway & Garage
- West Facing Rear Garden With Views
- Cul De Sac Location
- Excellent Road & Public Transport Links

Our Seller says....



\*\*\* PERFECT FAMILY HOME \*\*\* Located on the popular Rise Park estate, offering excellent access to Nottingham, is this much loved, extended four bedroom detached family home. Features include two reception rooms, a downstairs WC, utility room, garage, and a private west-facing rear garden with open views. Briefly comprising; entrance porch, hallway, lounge/diner, kitchen, breakfast room, utility, downstairs WC. To the first floor, four spacious bedrooms, and shower room. Outside, there is off road parking to the front, along with access to the garage. To the rear is a privately enclosed west-facing garden, perfect for summer entertaining long into the evening. Rise Park offers superb transport links to Nottingham city centre, with nearby tram and bus routes. The property lies within popular school catchments, and there are a range of nearby amenities including shops. Contact Watsons to arrange a viewing.

#### Ground Floor

#### Porch

Composite entrance door to the front, 2 uPVC double glazed windows to the front. Door to the entrance hall.

#### Entrance Hall

Stairs to the first floor, radiator, under stairs storage cupboard and doors to the lounge/diner & kitchen.

#### Lounge Diner

8.01m x 3.83m (26' 3" x 12' 7") UPVC double glazed window to the front, radiator. feature fireplace with inset space for fire and French doors to the rear garden.

#### Breakfast Kitchen

3.94m x 2.65m (12' 11" x 8' 8") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven, induction hob, freezer and dishwasher. UPVC double glazed window to the rear, ceiling spotlights, storage cupboard, radiator, wood effect laminate flooring, plumbing and wiring for an American style fridge freezer and archway through to the breakfast room.

#### Breakfast Room

3.18m x 2.49m (10' 5" x 8' 2") Radiator, wood effect laminate flooring, sliding patio doors to the rear garden, door to the side and door to the rear lobby.

#### Rear Lobby

Doors to the utility room and WC.

#### Utility Room

Plumbing for washing machine and tumble dryer. Wood effect laminate flooring.

#### WC

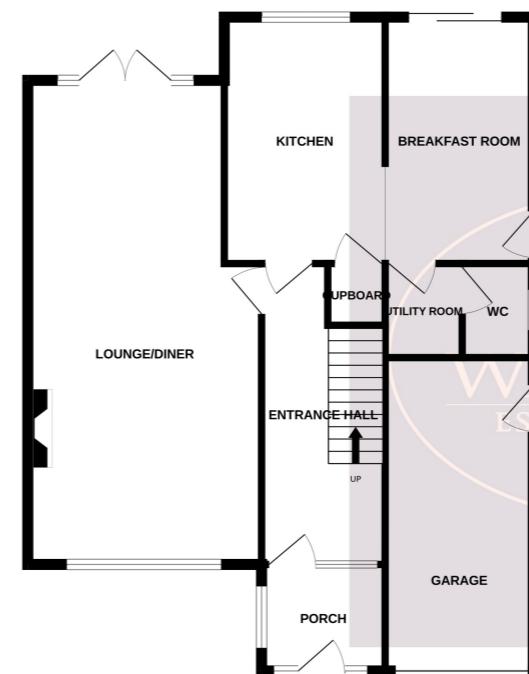
Obscured uPVC double glazed window to the side, WC, vanity sink unit and radiator. Wood effect laminate flooring.

#### First Floor

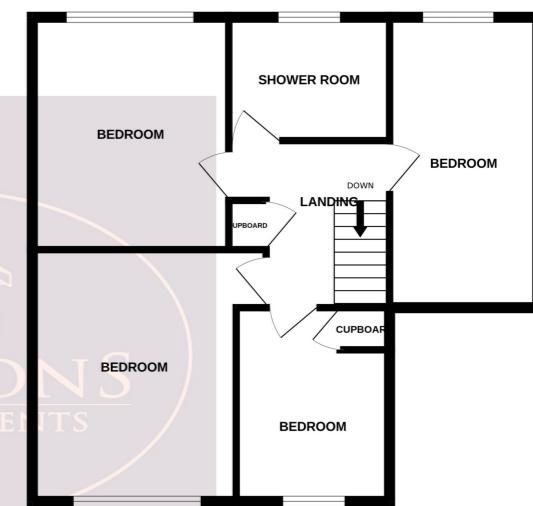
#### Landing

Airing cupboard housing the combination boiler, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

#### GROUND FLOOR



#### 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix v2025

#### Bedroom 1

4.06m x 3.89m (13' 4" x 12' 9") UPVC double glazed window to the front and radiator.

#### Bedroom 2

3.91m x 3.09m (12' 10" x 10' 2") UPVC double glazed window to the rear and radiator.

#### Bedroom 3

4.39m x 2.29m (14' 5" x 7' 6") UPVC double glazed window to the rear and radiator.

#### Bedroom 4

3.38m x 2.53m (11' 1" x 8' 4") UPVC double glazed window to the front, storage cupboard and radiator.

#### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the rear, chrome heated towel rail, tiled flooring and ceiling spotlights.

#### Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A block paved driveway provides ample off road parking leading the single garage with up & over door and power. The West facing rear garden offers a good level of privacy with open views and comprises a paved patio seating area, steps down to the turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.

#### Agents Note

The vendor has provided us with the following information: the boiler is located in the airing cupboard on the landing and is approximately 4 years old. The boiler was last serviced in September 2025.