



£365,000

ORLANDO DRIVE
CARLTON

- TRADITIONAL SEMI-DETACHED
- BAY FRONTED
- THREE BEDROOMS
- GRANITE COUNTERTOPS
- LOG BURNING STOVE
- EN-SUITE MASTER
- GARAGE



Luxurious Semi-Detached Home on a Sought-After Road

THIS EXQUISITE TRADITIONAL SEMI-DETACHED HOUSE, COMPLETE WITH PARKING AND A GARAGE, IS SITUATED ON A HIGHLY SOUGHT-AFTER ROAD.

THE BAY-FRONTED ACCOMMODATION WELCOMES YOU WITH AN ELEGANT ENTRANCE HALL FEATURING UNDER-STAIR STORAGE AND GLEAMING HIGH GLOSS TILED FLOORING THAT SEAMLESSLY EXTENDS INTO THE BREATHTAKING KITCHEN DINER. THE KITCHEN IS A CHEF'S DREAM, ADORNED WITH LUXURIOUS COUNTERTOPS, A STYLISH BREAKFAST BAR, TWO OVENS, A FIVE-RING GAS HOB, AND A SLEEK STAINLESS STEEL EXTRACTOR HOOD. IT ALSO BOASTS AN INTEGRATED DISHWASHER AND SPACE FOR A FRIDGE FREEZER. FRENCH DOORS OPEN TO THE ENCHANTING REAR GARDEN, ENHANCING THE OPEN-PLAN DINING ROOM.

THE BAY-FRONTED LIVING ROOM EXUDES WARMTH WITH ITS CHARMING LOG-BURNING STOVE, WHILE THE UTILITY ROOM PROVIDES AMPLE UNDER-COUNTER SPACES FOR A WASHING MACHINE AND TUMBLE DRYER. ADDITIONAL GROUND-FLOOR FEATURES INCLUDE A REFINED DOWNSTAIRS WC AND A VERSATILE STUDY.

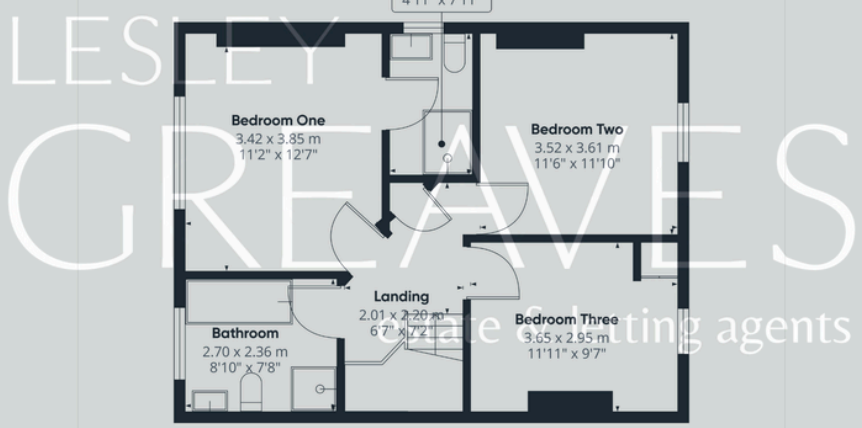
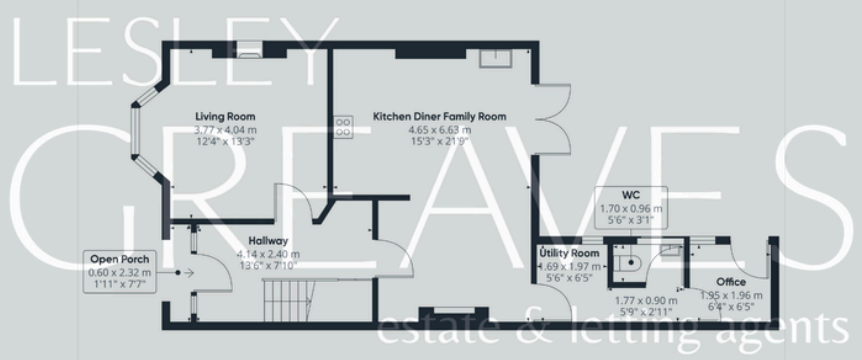
ASCENDING TO THE FIRST FLOOR, YOU WILL FIND THREE GENEROUSLY PROPORTIONED BEDROOMS AND A SOPHISTICATED FOUR-PIECE BATHROOM COMPLETE WITH BOTH A SUMPTUOUS BATHTUB AND A SEPARATE MAINS-FED SHOWER CUBICLE. THE MASTER BEDROOM IS A SANCTUARY, FEATURING AN EN-SUITE SHOWER ROOM.

THE LANDSCAPED GARDENS, BOTH FRONT AND REAR, ARE DESIGNED FOR LOW MAINTENANCE AND INCLUDE A PAVED PATIO, LUSH LAWN, GATED REAR ACCESS, AND A CONVENIENT OUTSIDE TAP.

CARLTON IS A COVETED RESIDENTIAL AREA OFFERING AN ARRAY OF AMENITIES, INCLUDING ESTEEMED SCHOOLS, VIBRANT LOCAL SHOPPING AREAS, SUPERMARKETS, PICTURESQUE PLAYING FIELDS, RELIABLE PUBLIC TRANSPORT LINKS, AND TWO WELL-EQUIPPED LEISURE CENTRES.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 127 SQ METERS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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