



£198,000

Ousebridge Drive

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Property Description

Bright and spacious 3-bed semi in a sought-after location, boasting a huge private garden and endless potential. Ideal for families or investors looking to modernise and add value. No chain, close to retail, schools and transport. A must-see opportunity!

Main Particulars

Spacious Three-Bedroom Semi-Detached Home with Huge Potential in Prime Location - Ousebridge Drive, NG4

Welcome to this generously proportioned three double bedroom semi-detached home, ideally located within easy reach of Netherfield Retail Park, major transport links including the Colwick Loop Road, and a range of local amenities.

This charming property boasts full gas central heating, powered by a reliable Worcester boiler less than 10 years old, and is fully double glazed, ensuring warmth and efficiency throughout. Period features add to its character, including original cornicing and a dado rail in the formal dining room, while gas fires with chimney breasts in both the lounge and dining room offer cosy focal points.

Inside, you'll find:

A bright lounge

Separate dining room, ideal for entertaining, with a bay window

Galley-style kitchen with access to the living room

Living room with French doors leading into the very large, enclosed and well-stocked private rear garden

Three spacious double bedrooms, master bedroom includes original cast iron fireplace.

Contemporary bathroom with a large walk-in shower

The very large rear garden is both enclosed and private, making it perfect for families, gardeners, or anyone who enjoys outdoor living. The front garden offers excellent potential to create off-street parking for two vehicles, subject to necessary permissions.

There is plenty of storage space throughout the property, including a cellar, ideal for storage or potential development. This home offers fantastic scope for renovation and upgrading, making it a superb opportunity for first-time buyers, investors, or anyone looking to add value and create a home to their own taste.

Offered with no upward chain, this property is ready for a swift and hassle-free purchase.

Don't miss your chance to view this property brimming with potential - arrange your viewing today!

USEFUL INFORMATION:

Council Tax Band: B

EPC Rating: E

Cellular Connection: EE, Vodafone, three, O2.

Broadband Connection: Virgin, Sky, EE, BT

TV Availability: BT, Sky, Virgin

Please always check with your communications provider before making any financial decisions.

*DISCLAIMER: Please ensure to seek your own financial advice whenever making any type of investment

(1) MONEY LAUNDERING REGULATIONS - prospective buyers will be asked to produce identification documentation during the verification process and we would ask for your co-operation in order that there will be no delay in agreeing a formal offer

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly regarding furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any contract for one of the advertised properties, the condition and contents of the property will normally be set out in the sales particulars.

Please make sure you carefully read and agree with the contract before signing these documents.

Council Tax Band: B (Gedling Borough Council)

Tenure: Freehold

Parking options: On Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

Accessibility measures: Wet room, Level access shower

Dining Room w: 3.75m x l: 3.61m (w: 12' 4" x l: 11' 10")

This characterful dining room showcases original period features including a traditional dado rail and detailed cornice work. A large bay window invites plenty of natural light, creating a bright and welcoming atmosphere. The central chimney breast features a gas fire, ideal for adding warmth and ambiance during gatherings. A gas-fuelled radiator ensures comfort throughout the seasons. Accessed directly from the main hallway, this room offers both style and functionality for entertaining or

everyday dining.

Living room w: 3.75m x l: 4.21m (w: 12' 4" x l: 13' 10")

A bright and spacious living room featuring elegant French doors that open onto a large, enclosed, and fully-stocked garden-perfect for relaxing or entertaining. The room also offers convenient access to the cellar, ideal for additional storage or future development. Flowing naturally into the kitchen, this space provides both comfort and connectivity at the heart of the home.

Kitchen w: 2.01m x l: 3.38m (w: 6' 7" x l: 11' 1")

A well-appointed galley-style kitchen offering a practical and efficient layout, ideal for home cooking. Positioned to overlook the beautifully maintained garden, the kitchen enjoys a pleasant outlook and plenty of natural light, enhancing the sense of space and connection to the outdoors. Whilst this is a galley-style kitchen, there is ample opportunity to extend this space subject to the appropriate planning and building regulations, due to the large garden space available.

Entrance/Hallway w: 1.98m x l: 3.5m (w: 6' 6" x l: 11' 6")

A welcoming entrance hallway featuring a practical under-stairs cupboard for additional storage. A door to the left provides access to the character-filled dining room, while the hallway offers a smooth flow through the ground floor of the home.

Master bedroom w: 3.76m x l: 3.51m (w: 12' 4" x l: 11' 6")

A spacious and serene master bedroom, filled with natural light. This beautifully proportioned room offers ample space for a king-size bed and additional furnishings, creating a relaxing retreat. Thoughtful touches such as period detailing add to its charm, making it a true sanctuary within the home. Boasting chimney breast and original cast iron fireplace.

Bedroom 2 w: 3.29m x l: 3.95m (w: 10' 10" x l: 13')

A generously sized double bedroom offering ample space for furnishings and storage. Bright and airy, this versatile room is ideal as a guest bedroom, home office, or comfortable space for family members.

Bedroom 3 w: 2.78m x l: 3.15m (w: 9' 1" x l: 10' 4")

A well-proportioned smaller double bedroom that still offers plenty of space and comfort. Ideal as a guest room, nursery, or home office, this versatile room benefits from natural light and a practical layout.

Bathroom w: 1.86m x l: 1.87m (w: 6' 1" x l: 6' 2")

Featuring a convenient walk-in shower, this bathroom offers a functional space with potential for modernisation or upgrade. A great opportunity to personalise and add value, whether updating fixtures or creating a spa-like retreat.

Hall w: 2.01m x l: 2.54m (w: 6' 7" x l: 8' 4")

A spacious and airy landing that provides access to three double bedrooms and the family bathroom. Offering a smooth flow between rooms, the hallway adds to the open and practical layout of the upper floor.

Cellar

A practical cellar space ideal for general household storage. Cool and offers a convenient solution for keeping items like tools, seasonal decorations, or extra supplies

out of the way but easily accessible. A simple, functional addition to the home.





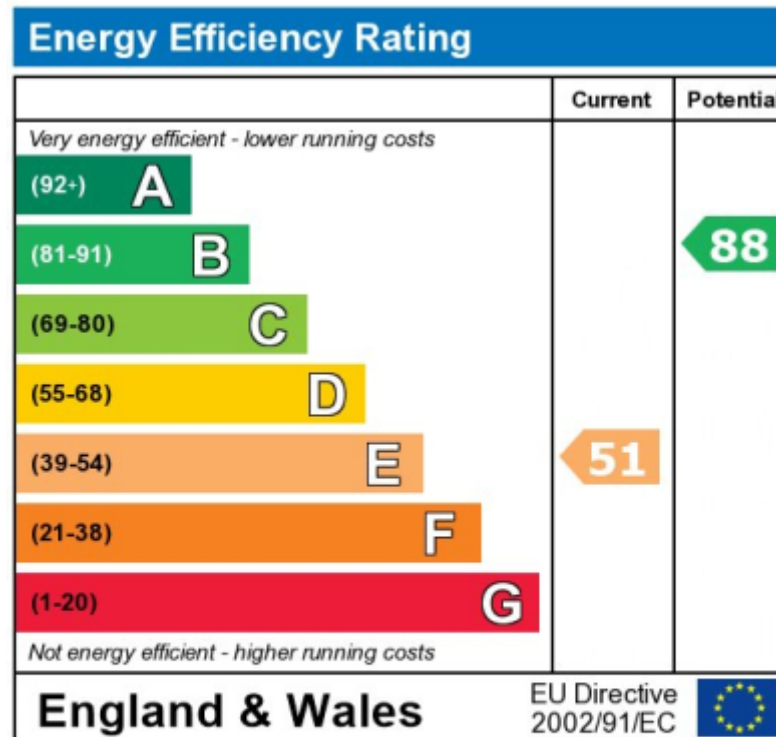
Ousebridge Drive

NG4

Not to Scale - For illustration purposes only

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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