

A two-story brick house with a dark tiled roof and a prominent chimney on the left. The house features a large bay window on the right side and several rectangular windows on the left. A green street lamp stands in the foreground on the right, with a 20 mph speed limit sign and a parking sign attached to it. The sky is blue with scattered white clouds.

12 Oundle Drive, NG8 1BN

£745000.00

A photograph of a bright, modern living room. The room features a large bay window with patterned curtains and a valance. A large, patterned rug covers the floor. There is a dark leather sofa on the left, a light-colored sofa on the right, and a small round table in the center. A large, glowing spherical pendant light hangs from the ceiling. The walls are light-colored with decorative crown molding.

A Summary

| Create a Stunning Family Home | Borders Wollaton Park Estate | Exclusive Location on Oundle Drive | Substantial Detached Period Residence | Rare Opportunity | Expansive and Mature Garden | Six Bedrooms and Four Reception Rooms |

A rare opportunity well worthy of a viewing!

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Story of the house

This is the forever home you have been waiting for, occupying one of Nottingham's most exclusive locations, this impressive detached residence represents a fantastic opportunity with huge potential for reconfiguration, upgrading and extensions to create a stunning family home.

The property is being sold with no upward chain and is currently occupied by student tenants who will move out by 12-07-2024 achieving £53,354.16 p/a which represents a gross rental yield of 7.3%.



The Family home or student house?

This house holds untapped potential as the perfect family home and to the new owner it could be transformed to an expansive family home in the perfect quiet corner of Wollaton Park. With six double bedrooms, ample space for everyone is guaranteed. It boasts a large garden stretching over 50 metres and a convenient drive-in and drive-out driveway. Its blank canvas interior, featuring spacious rooms, eagerly awaits the personal touch of a family. Bring back the original huge reception room, by combining the two downstairs bedrooms (bedroom 7 and 8!) that you see on the floorplan today.

Currently used as a student house for 8 students due to its large size, this property offers the opportunity for a discerning family to come and make it their own.

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The Schools

Families will find convenience in its proximity to both of Nottingham's universities and hospitals, while Middleton Primary School lies within walking distance, ensuring quality education within reach. Moreover, public transport connections to prestigious independent schools like Trent College and Nottingham High School are easily accessible. The property benefits from being in the catchment area for two Ofsted Outstanding secondary schools, The Fernwood School and Bluecoat Academy (Wollaton Campus).

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The Wollaton Park and surrounding area

Play golf in the beautiful surroundings of Wollaton Park Golf Club and enjoy the grounds of the Wollaton Park Estate that is just a moments walk from your home. The park hosts various events throughout the year and families will delight in the park's two play areas. Embrace the lifestyle of Wollaton which benefits from an array of amenities, restaurants, and shops.

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The Nottingham

Venture a short drive to Nottingham City Centre, where a rich tapestry of culture and history awaits. Explore iconic landmarks such as the Nottingham Contemporary, The Lace Market, Nottingham Castle, and theatres like Theatre Royal and The Playhouse.

Nottingham boasts esteemed establishments such as the Michelin-starred Sat Bains, award-winning Iberico World Tapas, Alchemilla, Kushi-Ya, and the recent addition to the culinary landscape, Cleaver and Wake.

East Midlands Airport is conveniently located just a 20-minute journey away, while the Peak District is easily accessible in under an hour, providing the perfect retreat whenever you need it. Discover a lifestyle where connectivity, culture, and culinary delights come together effortlessly, ready for you to enjoy your

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The Entrance Hall

A spacious entrance providing access to the reception rooms, living room and kitchen.

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The Reception 1 (Bedroom currently)

This versatile room, currently configured as a bedroom, offers an opportunity for imaginative redesign into the perfect living area.

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The Reception 2 (Bedroom currently)

Another adaptable space, currently arranged as a bedroom. French doors lead to the expansive garden, seamlessly connecting indoor and outdoor living.

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The Opportunity to combine Reception Rooms 1 and 2

Currently a stud wall separates the two reception rooms, these rooms have the opportunity to become a superb family front to back reception room. The stud wall has been carefully erected to protect the coving, meaning a sensitive restoration back to a single reception room is possible.

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The Living Room

A spacious living room, the bay window offers an abundance of light, with views of the front of the property.

With its blank canvas aesthetic, this room is primed for you to make it your own.

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The Dining Room

A great space for entertaining with views out onto the expansive garden.

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The Kitchen

This is a space that a discerning family can come and turn into the perfect family kitchen. Currently operational and functional, this space is the one where you could really make your mark, why not open it out with the Dining Room and create a seamless open plan kitchen-diner? Options are endless.

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The W.C.

Downstairs toilet and basin with storage cupboard.

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The Bedroom 1

First floor master front bedroom with amazing opportunity to combine with Bedroom 2 at the rear and create dressing room and ensuite.

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The Bedroom 2

Rear views, a great double bedroom or conversion to dressing room/ensuite.

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The Bedroom 3

Another fantastic and large double bedroom boasting almost 13sqm of space with views to the front.

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The Bedroom 4

Excellent sized rear double bedroom.

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The Bathroom 1

A first floor family bathroom with three piece suite.

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The Bedroom 5

Situated on the second floor with bedroom 6, this is an excellent choice for top floor living and views!

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The Bedroom 6

Situated on the second floor with bedroom 5, this is another excellent choice for the children or even turning the top floor into a master bedroom and large dressing room.

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The Bathroom 2

A shower room with toilet and basin.

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The Garage

Perfect space for that much needed storage.

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The Utilities, Rights and Restrictions

Total Floor Area: 234 square metres

Electric: Mains Supply

Water: Mains Supply

Heating: Gas Central Heating

Broadband: Ultrafast available in the area

Mobile Coverage: You are likely to have voice and data coverage

Sewage: Mains Supply

Restrictions: Ask Agent

Tenure: Freehold

Easements, servitudes or wayleaves: Ask Agent

Public rights of way: Ask Agent

Conservation area: Yes

Coal Mining: Ask Agent.

Parking: Driveway and permitted on the Road

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The Disclaimer

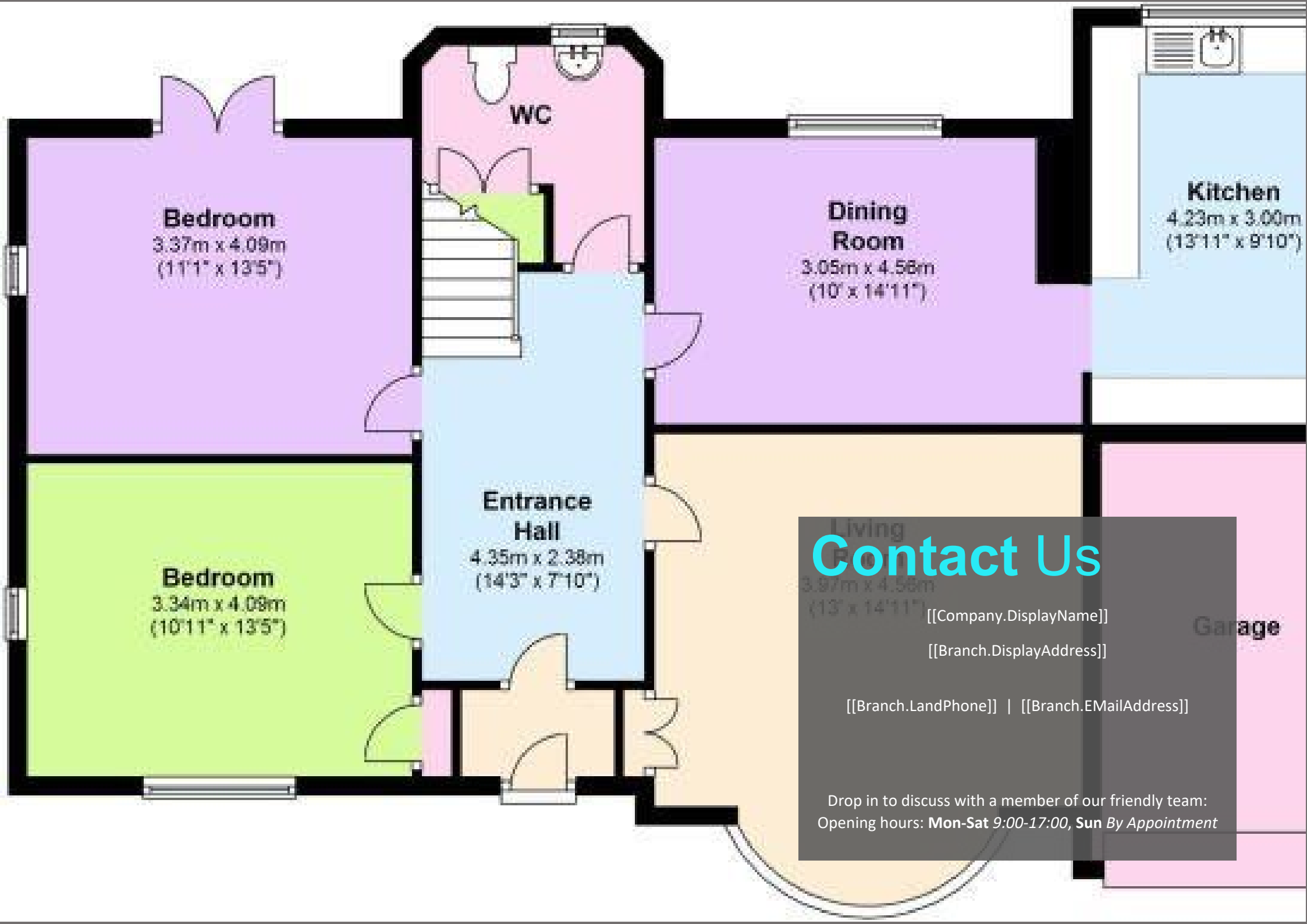
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The Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Comfort Estates require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Comfort Estates removing a property from the market and instructing solicitors for your purchase.

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Bedroom

3.37m x 4.09m
(11'1" x 13'5")

WC

Dining Room

3.05m x 4.56m
(10' x 14'11")

Kitchen

4.23m x 3.00m
(13'11" x 9'10")

Entrance Hall

4.35m x 2.38m
(14'3" x 7'10")

Bedroom

3.34m x 4.09m
(10'11" x 13'5")

Contact Us

3.97m x 4.56m
(13' x 14'11")

[[Company.DisplayName]]

[[Branch.DisplayAddress]]

[[Branch.LandPhone]] | [[Branch.EMailAddress]]

Drop in to discuss with a member of our friendly team:
Opening hours: **Mon-Sat 9:00-17:00, Sun By Appointment**

Garage