



7 Sutton Passeys Crescent  
Wollaton | Nottingham | NG8 1BX

FINE & COUNTRY



# 7 Sutton Passeys Crescent

A beautifully presented detached family home, backing on to the stunning grounds of Wollaton Hall Deer Park.

- A Beautifully Presented Detached Family Home
- Approximately 2881sq.ft of Accommodation in All
- Private Gated Access on to Wollaton Hall Deer Park
- 2 Stunning Reception Rooms with Garden Access
- Dining Kitchen, Utility Room & Ground Floor WC
- 6 Bedrooms & 2 Bathrooms
- Off-Street Parking for Several Vehicles
- Landscaped Gardens to Front & Rear

## THE PROPERTY

Originally constructed in 1937 and enjoying a highly desirable position within one of the county's most sought-after localities. This property comes to the market offering prospective purchasers a home which has been significantly enhanced over its current occupiers 24 year of ownership, now catering perfectly for modern day living and is ready to enjoy straight away. In total there is approximately 2881sq.ft of accommodation in all, with generously proportioned accommodation arranged over 3 floors.

Upon entering the property, you are immediately greeted by a bright and inviting entrance hall with its beautifully panelled walls giving an early indicator of the quality of finish found within this home. Much of the principal ground floor accommodation leads off this hall which, in brief, comprises of: a stunning lounge which enjoys a fabulous glazed aspect overlooking the garden, adjoining dining room with bi-folding doors leading on to the patio, a spacious dining kitchen, fitted utility room and an independent WC. To the first floor and leading off the generous landing, there are 5 double bedrooms, a family bathroom and a separate WC to be found. The second floor comprises of an additional bedroom or study area, which benefits from a en-suite shower room as well as beautiful views overlooking Wollaton Park.















#### GARDENS & GROUNDS

The property is set back from the road and enjoys established, manicured gardens to front and rear. The attractive frontage of the home benefits from a block paved driveway for several vehicles, several bedded planting areas and access to both the integral single garage and side storage area. The stunning south facing rear garden has been fully landscaped with a paved patio offering a fantastic seating area directly off the kitchen, stocked borders, established trees and a lawn perfect for families to enjoy. Undoubtedly, one of the main highlights of this home is the private gated access directly on to Wollaton Hall Deer Park – a unique and enviable luxury to have.

#### LOCATION

The suburb of Wollaton is located to the west of Nottingham City centre. The famous landmark, Wollaton Hall, is just a short walk from the property with its museum, deer park, lake, walks and golf course offering a popular attraction for local residents as well as those further afield. Wollaton's main shopping area is positioned along Bramcote Lane which incorporates local family-run shops, banking facilities, pharmacy, post office, dry cleaners and most recently TESCO and Sainsbury's mini supermarkets have been welcomed to the area. Nottingham City centre is within easy reach via Derby Road whilst the A52 offers transport routes across and out of the City with the M1 Motorway just five miles away. Reputable schools within the area include: Fernwood Infant & Junior School, Middleton Primary School and Firbeck Academy.

#### DISTANCES

Nottingham City Centre 2.5 miles  
 A6514 Ring Road 0.1 miles  
 M1 Motorway J25 6 miles  
 Queens Medical Centre 0.2 miles (Walking)  
 Nottingham Railway Station 4 miles  
 East Midlands Parkway 9.8 miles  
 East Midlands Airport 13.4 miles

#### TENURE

Freehold.

#### SERVICES

Mains electricity, water, drainage and gas fired central heating are understood to be connected.







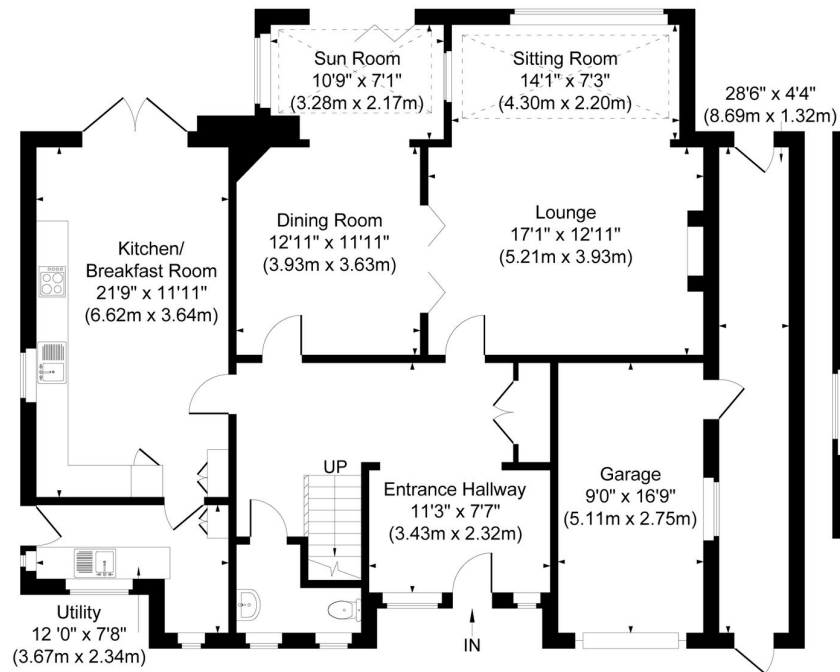
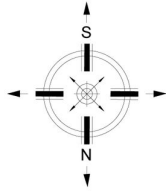
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Approximate Gross Internal Area

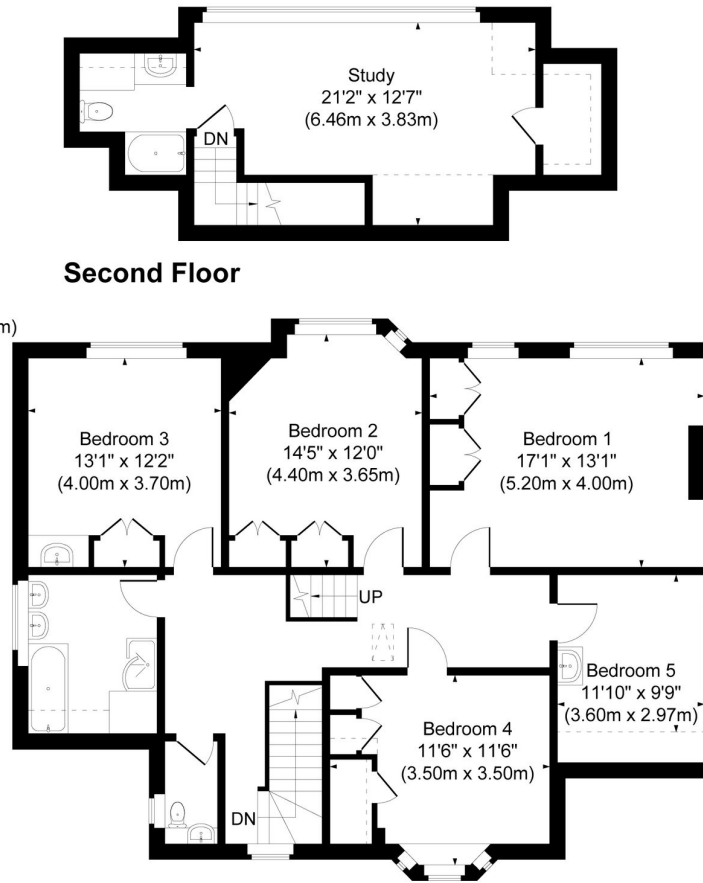
Main House = 254 sq.m/2730 sq.ft

Garage = 14 sq.m/151 sq.ft

Total = 268 sq.m/2881 sq.ft



Ground Floor



First Floor

Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

JonHolmesPhotography © 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>78</b>
(55-68)	<b>D</b>	<b>58</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	





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