



# Buttercross Estates

## Dalby Square, Wollaton



Tucked away in a peaceful cul-de-sac in the heart of Wollaton, this charming 1920s two-bedroom semi-detached bungalow offers a rare opportunity to enjoy spacious single-storey living in a highly desirable location.

### Semi-Detached Bungalow

£250,000

2  1  1 



**Video Tour**



01636 343014



hello@buttercrossestates.com



[www.buttercrossestates.com](http://www.buttercrossestates.com)



Newark Beacon, Cafferata Way,  
Newark On Trent, NG24 2TN



# SUMMARY

Tucked away in a peaceful cul-de-sac in the heart of Wollaton, this charming 1920s two-bedroom semi-detached bungalow offers a rare opportunity to enjoy spacious single-storey living in a highly desirable location. This home blends period character with contemporary touches and still holds fantastic scope to extend or convert the loft, subject to relevant permissions – ideal for those looking to add value or tailor a home to their needs.

Upon approach, you're welcomed by a generous driveway, suitable for multiple vehicles and equipped with a modern EV charger, making it future-ready for electric vehicle owners.

Internally, the home is beautifully presented. The bright kitchen-diner is perfectly suited for both everyday meals and entertaining, with ample storage, workspace, and garden views. The living room is a relaxing retreat, boasting neutral decor, an electric fireplace, and large windows that allow natural light to flood the space. Both double bedrooms are generously proportioned, offering versatile options for bedrooms, guest rooms or a home office setup. The modern shower room features tiled walls, a rainfall shower, and sleek vanity unit – a fresh, low-maintenance alternative to a traditional bathroom.

A real highlight is the private rear garden: tranquil and enclosed, with a mixture of patio seating areas and lawn – perfect for outdoor relaxation, gardening, or summer entertaining.

## THE AREA

Situated in Wollaton, one of Nottingham's most sought-after suburbs, Dalby Square is moments away from the breathtaking Wollaton Hall and Deer Park, a haven for walkers, runners and nature lovers. The neighbourhood itself is filled with mature greenery and offers a serene village feel while still being close to modern amenities. The neighbourhood is covered by the Sutton Passeys Conservation Area, recognising the heritage of this special development.

Nearby, you'll find highly regarded local schools, including Bluecoat Wollaton Academy, and excellent public transport links to Nottingham city centre and the QMC. There are a host of local shops, supermarkets, cafés and a community feel that makes this an ideal spot for downsizers, couples, or small families.

For golf lovers, the Wollaton Park Golf Club is practically on your doorstep, and with its central location, Dalby Square offers quick access to the A52, Middleton Boulevard ringroad and Nottingham University campus.

## THE HOME

**Entrance Hallway** - The front door opens into a porch area which in turn opens into the entrance hallway.

**Living Room (4.42m x 3.66m)** - Bright living room has a large window to the front, an electric fire and storage cupboard.

**Kitchen (5.41m x 2.64m)** - The kitchen has a range of base and wall units. There is a pantry along with side door. Room for your dining table and windows overlooking the rear garden. Built in dishwasher, freestanding electric oven plus space for your washing machine and fridge freezer.

**Shower Room** - The bathroom is part tiled with toilet, wash hand basin vanity unit. A large shower tray with mixer rainfall shower above.

**Bedroom One (3.24m x 2.66m)** - Double bedroom with window looking over the rear garden.

**Bedroom Two (3.57m x 3.47m)** - Larger double bedroom with window over the front garden. Currently used as a dressing room.

**Externally** - To the front there is a large driveway and EV charger. To the side is a built in store housing the combi boiler plus additional storage. The rear garden is very private and North-West facing, capturing the sun in the afternoon and evenings. There is a timber shed for further storage.

## FULL PROPERTY LISTING

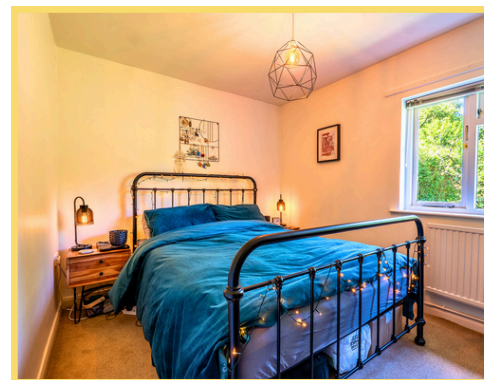
<https://buttercrossestates.com/property/dalby-square-wollaton/>

## VIRTUAL TOUR

<https://my.matterport.com/show/?m=c1UNNYcg3fC>

## VIDEO TOUR

<https://www.facebook.com/ButtercrossEstates/videos/601166989122502>



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**PeterM**



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free. When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

**Heather V**



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



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