



Four Bedroom Detached House located in Nottingham.

Asking Price Of
£725,000

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LETTINGS & PROPERTY MANAGEMENT

17 Wollaton Hall Drive Nottingham NG8 1AF



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FULL DESCRIPTION

This attractive period home is brimming with original charm and character, occupying a prime position in one of Wollaton's most desirable residential locations.

Just a short walk from Queen's Medical Centre, the University of Nottingham, the property also enjoys easy access to Wollaton Park and its expansive Deer Park-offering scenic walks, open spaces, and a tranquil escape from the city.

Despite its excellent accessibility to main major roads, the home enjoys a uniquely peaceful position, set back on a quiet tree-lined road.

Internally, the property offers excellent space and versatility. A generous open plan living and dining area creates an ideal setting for both everyday family life and entertaining. The separate fitted kitchen is complemented by an adjoining utility room, adding practicality to the layout. The ground floor also features a welcoming entrance hallway, a fully fitted bathroom, and an additional reception room that can serve as a guest bedroom, home office, or quiet study space.

Upstairs, there are four double bedrooms and a stylish family bathroom. Outside, the property offers, generous gardens to both the front and rear, offering privacy and potential for landscaping or outdoor activities. A garage with skylight and integral courtesy door is complemented by a spacious private driveway. This property is offered with no upward chain and is ready for immediate occupation. Subject to planning permission, there is also excellent potential for future extension.

OPEN-PLAN LIVING / DINING ROOM:

The standout feature of the home is the impressively extended open-plan living and dining room, designed to maximise light and space. Double doors open onto the rear garden, complemented by a large bay window and three Victorian-style side windows, filling the room with natural light throughout the day.

SITTING ROOM/ OFFICE / FIFTH BEDROOM:

A versatile room full of character, featuring a brick fireplace, two Victorian-style side windows, a double-glazed bay window to the front garden

KITCHEN:

Fitted with a range of wall and base units with work surfaces over, inset stainless steel sink, plumbing and space for a dishwasher, a cooker and fridge freezer. Double-glazed windows to the side and rear overlooking the garden.

UTILITY ROOM:

With plumbing and ample space for a washing machine and tumble dryer, window to the side

DOWNSTAIRS BATHROOM:

Comprising a shower cubicle with mains mixer shower, low-flush WC, pedestal wash hand basin, bidet, radiator, and windows to the side.

MASTER BEDROOM:

Fitted with high-quality bespoke handmade wardrobes. Includes two Victorian-style side windows, a double-glazed rear window overlooking the garden.

BEDROOM 2:

Includes fitted wardrobes and drawers, radiator, a Victorian-style side window, and a double-glazed bay window overlooking the front garden.

BEDROOM 3:

Fitted with wardrobes, radiator, double-glazed rear window, and access to the roof space.

BEDROOM 4:

Fitted with wardrobes, radiator, and double-glazed window to the front garden.



FAMILY BATHROOM:

Comprising a panelled bath with mains mixer shower over, pedestal wash hand basin, low-flush WC, radiator, and two double-glazed windows to the side aspect.

OUTSIDE:

Spacious front garden with a long driveway providing ample off-street parking, leading to a large garage with up-and-over door, skylight, and a double-glazed door to the rear garden. The lawn is framed by flower and shrub beds and borders. Gated side access leads to a beautiful and private rear garden, featuring two tall pine trees, new fencing, lawned areas, and patio spaces – a perfect complement to the character and comfort of the home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

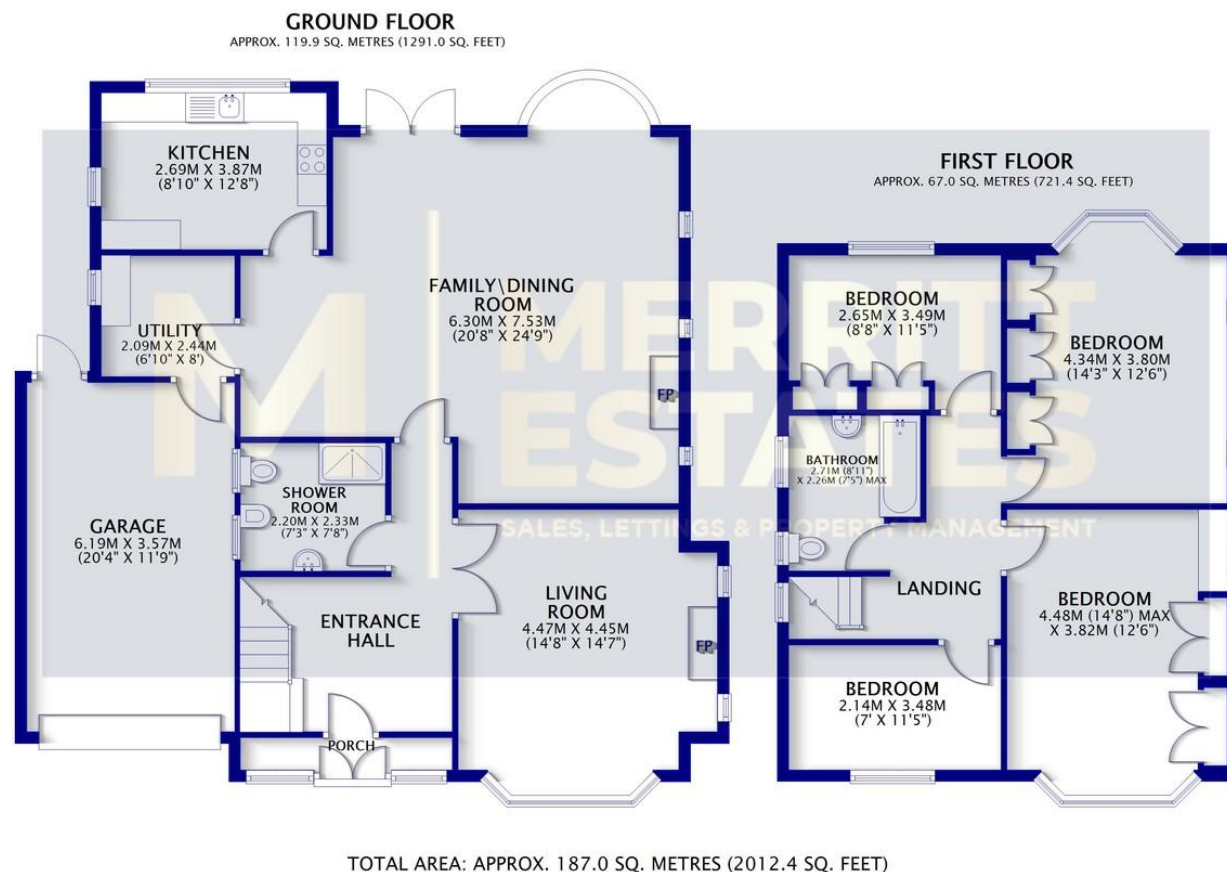


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Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

FLOORPLAN



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