



 5  
Bedrooms

 2  
Bathrooms



Castle



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Exceptional 5-Bedroom Detached Family Home in Wollaton  
Located in a peaceful residential area, this stunning property offers spacious living, modern amenities, and excellent access to local attractions and transport links. Perfect for families, it combines elegance with practicality in a sought-after neighbourhood.

## **Elegant 5-Bedroom Detached Family Residence in Wollaton's Prestigious Southern Enclave**

This impressive 5-bedroom detached property, situated in a serene residential area of Wollaton, combines style, functionality, and a prime location. Offering generous living spaces and an array of modern features, this home is perfectly suited for family living.

### **Ground Floor Highlights:**

- **Welcoming Hallway:** A spacious entrance sets the tone for this beautiful home.
- **Flexible Dining Room:** A bright and airy multi-purpose room, currently used as a dining space, ideal for family gatherings or entertaining.
- **Comfortable Living Room:** A well-proportioned room with a feature fireplace, offering a warm and inviting ambiance.
- **Modern Kitchen & Conservatory:** An open-plan kitchen with ample storage flows seamlessly into the dining area and a stunning conservatory overlooking the landscaped rear garden.
- **Convenience:** The ground floor also benefits from a utility room and a cloakroom.

### **First Floor Accommodation:**

- **Master Bedroom with En-Suite:** A spacious retreat with its own private bathroom.
- **Additional Bedrooms:** Four further bedrooms (three doubles and one single) provide ample space for family or guests.
- **Luxurious Family Bathroom:** A four-piece suite, including double basins and contemporary tiling, offering a relaxing space to unwind.

### **External Features:**

- **Garage & Driveway:** Off-road parking for multiple vehicles, complemented by a secure garage.
- **Rear Garden:** A beautifully maintained, low-maintenance garden, perfect for outdoor enjoyment and entertaining.

### **Outstanding Location:**

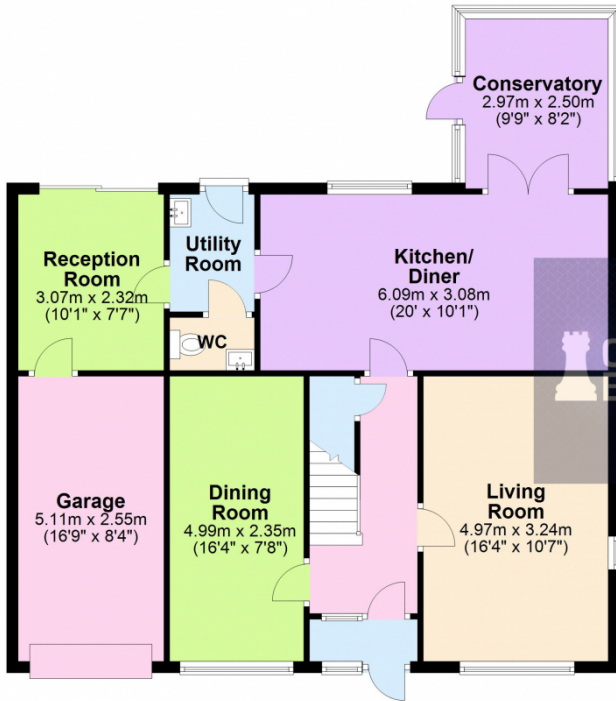
This exceptional home is located in a peaceful neighbourhood renowned for its excellent school catchments. It is within close proximity to Wollaton Park and Harrison's Plantation Nature Reserve, offering plenty of recreational opportunities. Additionally, public transport links are within walking distance, with easy access to the M1 and A52 for commuters.

This property is a rare find in such a sought-after location.

**Contact us today to arrange a viewing and discover all that this exceptional home has to offer.**

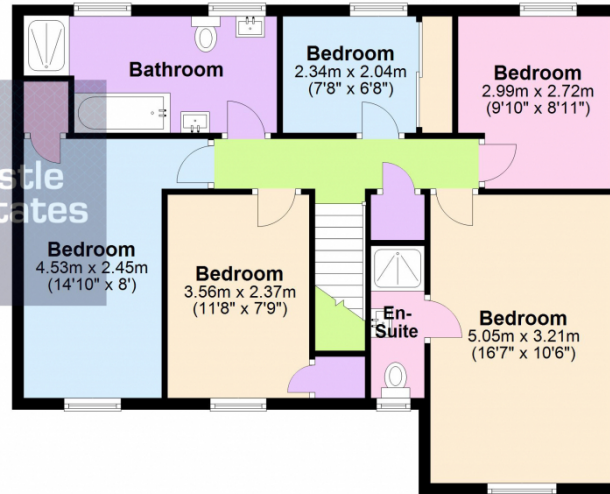
**Ground Floor**

Approx. 91.6 sq. metres (985.6 sq. feet)



**First Floor**

Approx. 73.8 sq. metres (794.1 sq. feet)



Total area: approx. 165.3 sq. metres (1779.7 sq. feet)  
For illustration purposes only - not to scale

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>	72	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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