

DISTINCTIVE
HOMES
by



Back Lane

Normanton on the Wolds, NG12 5NP

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Melody, Back Lane

Normanton on the Wolds, NG12 5NP

Situated in the desirable village of Normanton on the Wolds, this outstanding single-storey residence offers the perfect blend of countryside tranquility and modern living. Occupying a generous 1.63 - acre plot, with an additional 2.44 - acre field, this property is a rare find for those seeking space, privacy, and rural charm within easy reach of local amenities.

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Approached via a private driveway, the home welcomes you with an impressive frontage and a beautifully landscaped setting. Inside, you'll find approximately 3,928 sqft of superbly designed living accommodation, thoughtfully arranged for both everyday comfort and grand entertaining.

At the heart of the home is an expansive open-plan living, kitchen, and dining area, ideal for hosting family and guests, complete with a fireplace and seamless access to the rear garden. A stunning garden room provides the perfect spot to relax while enjoying views of the surrounding grounds.

The property features five generously proportioned bedrooms, including a master with its own dressing room and en-suite bathroom. A further en-suite shower room, family bathroom and a separate WC offer ample facilities for family and guests.

Additional living spaces include a cozy snug, a large entrance hall, and practical features such as a utility room, pantry, and store room. The lower ground floor provides a double garage, workshop, plant room, and an additional WC, offering excellent flexibility for storage, hobbies, or further development.





Surrounded by open countryside, this remarkable home not only sitting on an approximate 1.63 -acre plot with a beautiful garden, but also boasts a 2.44 -acre field, perfect for equestrian use, or recreational activities.

Situated in the scenic Nottinghamshire countryside, Normanton on the Wolds is one of the area's most desirable villages, offering a rare blend of rural charm and modern convenience. Just seven miles from Nottingham city centre, it enjoys a peaceful setting with excellent road and rail connections—ideal for those seeking tranquility without isolation.

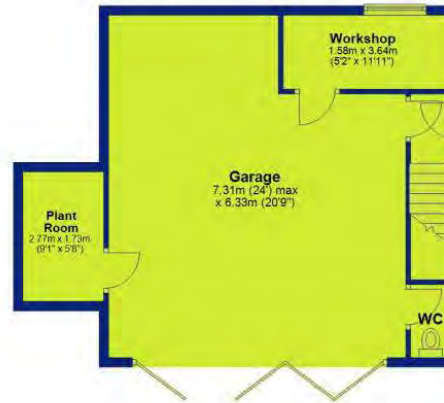
Residents benefit from a range of local amenities, with fine dining at The Plough Inn nearby and further shops, cafes, and services available in Keyworth and West Bridgford. Families are especially drawn to the area thanks to its proximity to highly regarded schools, both state and independent, including the acclaimed Nottingham High School, Trent College and Loughborough Grammar School. There is a bus from The Griffin Pub, where a bus will go to the schools. For those who love the outdoors, the surrounding countryside offers an abundance of scenic walking routes, bridleways, and green open spaces, ideal for recreation and equestrian pursuits.





Lower Ground Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



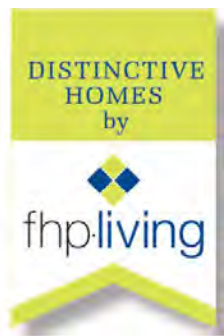
Ground Floor

Approx. 306.7 sq. metres (3300.8 sq. feet)



Total area: approx. 364.9 sq. metres (3928.1 sq. feet)





Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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