

DISTINCTIVE
HOMES
by



Parkside Gardens

Wollaton, NG8 2PP

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A Spacious detached Family Home set on a larger than average corner plot in a prime location – just moments from the iconic Wollaton Park.

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Located in the heart of the highly desirable suburb of Wollaton, this superb 4-bedroom detached family home offers exceptional living space, a generous front and west-facing rear garden, and the potential of no onward chain. Nestled on a larger than average, prime corner plot, this property enjoys a peaceful yet highly accessible position just a short walk from the stunning Wollaton Park — one of Nottingham's most iconic green spaces.

Step into a bright entrance hallway, complete with an understairs WC and a separate coat and shoe room for added practicality. The spacious lounge is full of character featuring beautiful parquet flooring, a large bay window and a charming, recessed inglenook fireplace. Double doors lead out to the patio, providing easy access to the rear garden. There is also a separate study or library area, ideal for working from home. Throughout the property, original stained-glass windows are immaculately preserved, adding a unique heritage feel. A beautifully appointed kitchen offers generous worktop space and integrated appliances. From here, French doors open into a lovely conservatory, ideal for enjoying views over the rear garden.

A formal dining room provides an elegant entertaining space, while a practical utility room offers extra storage and access to the large integral garage.





Upstairs, the principal bedroom is a true sanctuary, featuring a sleek contemporary en-suite with a walk-in shower and standalone bathtub, offering a perfect retreat at the end of the day. Three further bedrooms offer ideal space for family, guests, or a home office, and a generous well-equipped family bathroom completes the upper level.

Set on a generous corner plot, the home enjoys a large west-facing rear garden, perfect for afternoon sun and outdoor entertaining, with mature planting that adds to the sense of seclusion. To the front a beautifully landscaped garden adds to the privacy of the home, a block paved driveway offers off road parking and leads to the integral garage.

Wollaton is one of Nottingham's most sought-after areas, loved for its leafy character, excellent amenities, and strong sense of community. At its heart is Wollaton Park, a 500-acre deer park featuring the historic Wollaton Hall, scenic walking trails, a large and picturesque lake, with plenty of wildlife and family-friendly facilities — all just moments from this enviable location your front door.



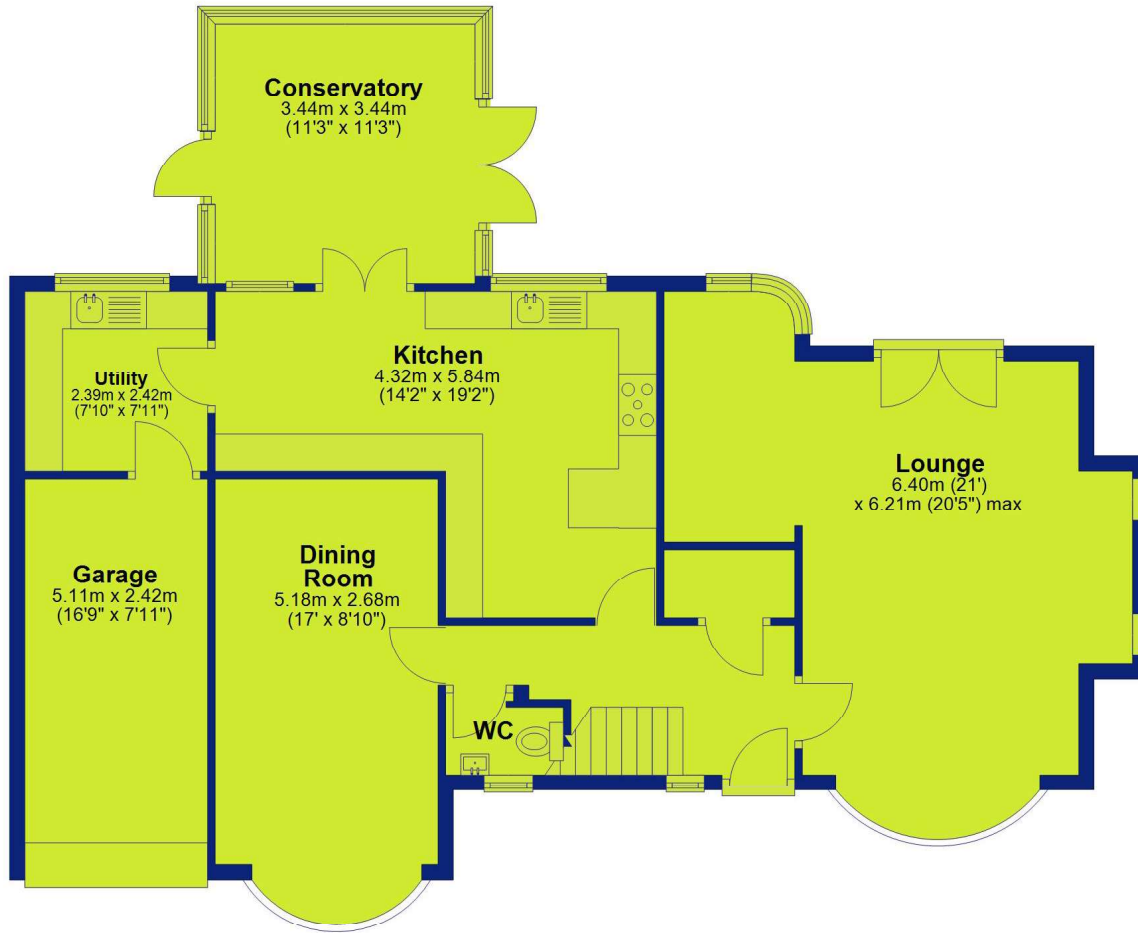
This outstanding location also offers highly regarded primary and secondary schools, a variety of local shops, cafes, and pubs, as well as convenient access to Nottingham city centre, the Queen's Medical Centre, and the University of Nottingham. Excellent road links to the A52 and M1, along with reliable public transport connections, make commuting effortless.





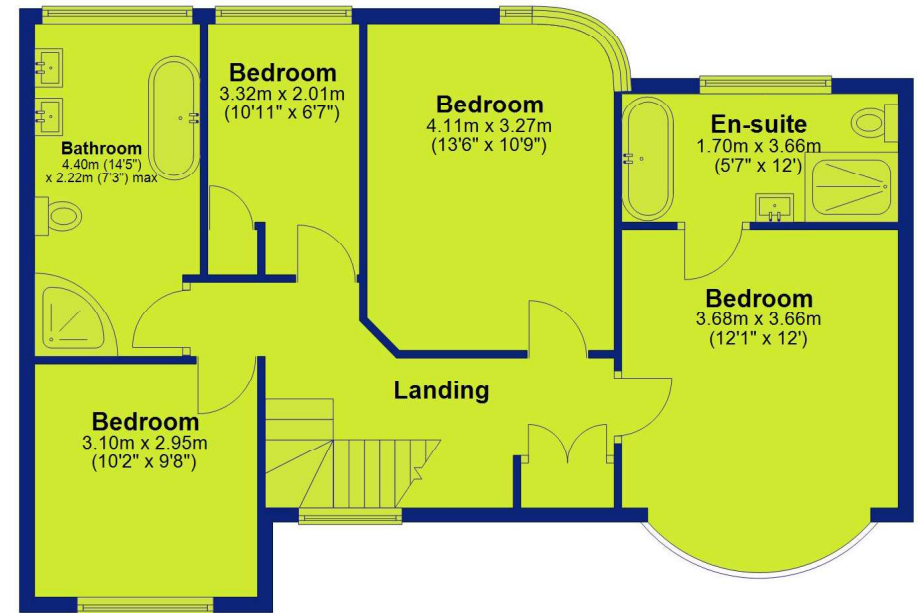
Ground Floor

Approx. 106.3 sq. metres (1144.1 sq. feet)



First Floor

Approx. 74.1 sq. metres (797.2 sq. feet)



Total area: approx. 180.4 sq. metres (1941.3 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

Call the FHP Living Distinctive Homes Team



Jules Hunt
Mobile: 07917 460 033
jules@fhpliving.co.uk



Lee Matthews MNAEA
Mobile: 07917 576 255
lee@fhpliving.co.uk

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB