

DISTINCTIVE
HOMES
by



Little Field Grove

Wysall, NG12 5RP

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Step through the secure gates and into an exclusive Wysall address, this impressive five-bedroom detached home is designed for modern, luxury living.

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The moment you enter, a bright open reception hallway sets the scene.

To the front, a dedicated home office provides the ideal working space.

Flowing from the hall, the open dining and living area forms the social heart of the home, a generous, light-filled space featuring a striking central log burner, multiple windows and direct access onto the garden, perfect for hosting or unwinding.

Seamlessly connected, the stunning contemporary kitchen-family room boasts sleek wall and base cabinetry, high-quality integrated appliances and a stylish breakfast bar set against the central island, an entertainer's dream, with French doors extending the living space outdoors.

A handy utility room sits just off the kitchen, complete with sink, laundry space and a second door to the garden, plus access to a guest WC and the integrated double garage.



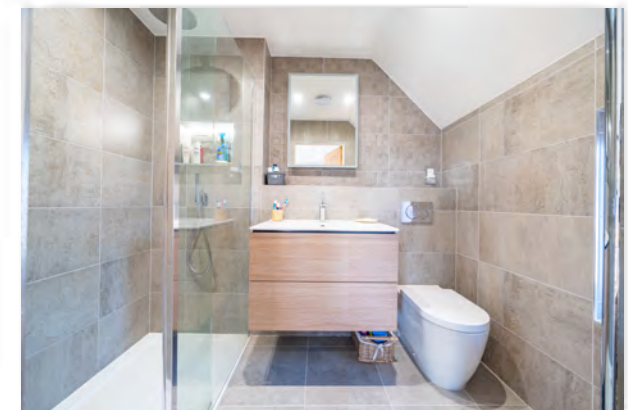


Upstairs, a spacious landing leads to all five well-proportioned bedrooms and the main family bathroom. The luxurious master suite impresses with its Juliet balcony, dedicated dressing room and private en-suite. Another bedroom also benefits from its own en-suite, while the remaining rooms offer excellent versatility for family, guests or hobbies.

Outside, a private driveway provides ample parking and leads to the double garage, while gated side access opens to the rear garden, mostly laid to lawn and framed by a patio area, ideal for summer dining and relaxation.

Wysall is a charming village in south Nottinghamshire, set among open countryside yet conveniently close to West Bridgford and Nottingham. Known for its peaceful atmosphere and scenic surroundings, it offers a classic rural setting with easy access to nearby towns and commuter routes.

The village is centred around the historic Church of St Mary, with traditional cottages and farmland giving Wysall its timeless character. With a friendly community and a calm, unspoilt feel, Wysall is ideal for those seeking countryside living without feeling remote.





Ground Floor
Approx. 120.1 sq. metres (1292.2 sq. feet)



First Floor
Approx. 115.2 sq. metres (1240.0 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 | | 93 A |
| 81-91 | B | 88 B | |
| 69-80 | 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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