



Four-Bedroom Detached House located in Wollaton.

Offers Over
£650,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

46 Brookhill Drive Nottingham NG8 2PS



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1002.5
sq ft

An impressive extended four-bedroom detached residence, occupying a highly desirable position within this popular residential location.

Offering spacious and versatile accommodation, a self-contained-style annexe, generous south-facing gardens and exciting potential for further enhancement, this property presents an excellent opportunity for families seeking a home with flexibility and scope for future development.

A large plot enjoying a particularly quiet private position as the last house on the street, with a neighbouring garden to one side, the property benefits from a pleasant sense of space and privacy. Ideally positioned in the highly sought-after Wollaton area, the property is just a short walk from the beautiful Wollaton Park in one direction and the highly regarded Fernwood Primary and Secondary Schools (ages 3–16) in the other. This enviable location offers excellent convenience for families, with easy access to extensive parkland, recreational facilities and well-regarded local schooling.

The gas centrally heated and double-glazed accommodation begins with an entrance hall, providing access to a convenient ground-floor cloakroom/WC and a spacious lounge, offering an inviting setting for everyday relaxation and entertaining. The breakfast kitchen/dining room provides an excellent space for family dining and social occasions, with double patio doors opening directly onto the rear garden. A useful adjoining utility room adds further practicality.

To the first floor, the landing leads to three bedrooms, including the principal bedroom with an adjoining dressing room or home office. These bedrooms are served by a family bathroom/WC incorporating a shower.

A particular feature is the separate annexe, providing a fourth bedroom to the property, which benefits from its own entrance porch, a modern fitted shower room and an open-plan, refitted kitchen/living room/bedroom. Currently accessed independently, the annexe offers excellent flexibility for extended family, guests or alternative uses, subject to any necessary consents. There is also potential to integrate the annexe into the main house, should a purchaser prefer a more connected arrangement.

Externally, the property enjoys impressive, well-stocked two-tier gardens with a desirable south-facing aspect. Established lawned areas, mature planting and well-screened boundaries create an attractive and private outdoor setting, ideal for relaxation, family activities and entertaining. Car standing for several vehicles is available to the front of the property.

Further appeal is provided by the potential for additional accommodation. A previous planning application, reference 12/02434/PFUL3, relating to the garage conversion and front canopy, also included a side extension to create a further first-floor bedroom with an en-suite shower room. The associated plans are included within the property photographs for reference. Prospective purchasers should make their own enquiries with the relevant local planning authority regarding the status of the application and whether any proposed works would require fresh planning permission or other consents.

Ideally positioned for access to major road networks, including the A52 and M1 motorway, the property is also conveniently located for Nottingham and Derby city centres, making it an appealing choice for commuters and families alike.

Combining substantial family accommodation, a versatile annexe, attractive south-facing gardens and potential for further development, this is a property offering considerable flexibility in a sought-after setting.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

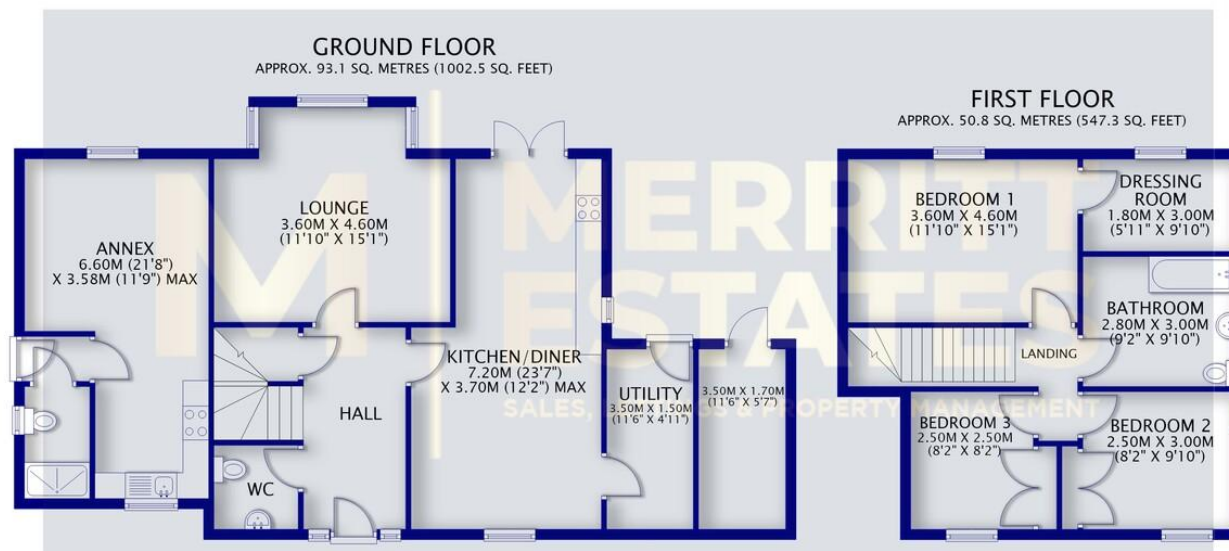
Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



TOTAL AREA: APPROX. 144.0 SQ. METRES (1549.8 SQ. FEET)

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