



## Sutton Passeys Crescent, Nottingham

Guide Price £475,000-£500,000



This impressively extended, four-bedroom detached home combines generous living space, timeless character, and modern comfort, creating an ideal setting for family life. Thoughtfully designed throughout, the property offers a versatile layout with bright and welcoming interiors and excellent entertaining space coming together to provide a home that is both practical and elegant. Benefitting from newly installed external wall insulation with a fresh rendered finish, the property offers improved energy efficiency, helping to keep the home warmer in the winter, cooler in the summer, helping with energy bills. The property boasts four well-appointed reception rooms, including a spacious open-plan living area. The modern kitchen is fitted with sleek granite worktops, a large gas stove, and enjoys lovely views across the garden, while the adjoining open plan dining area provides an ideal space for entertaining. The light-filled conservatory offers a peaceful retreat opening directly onto the garden.

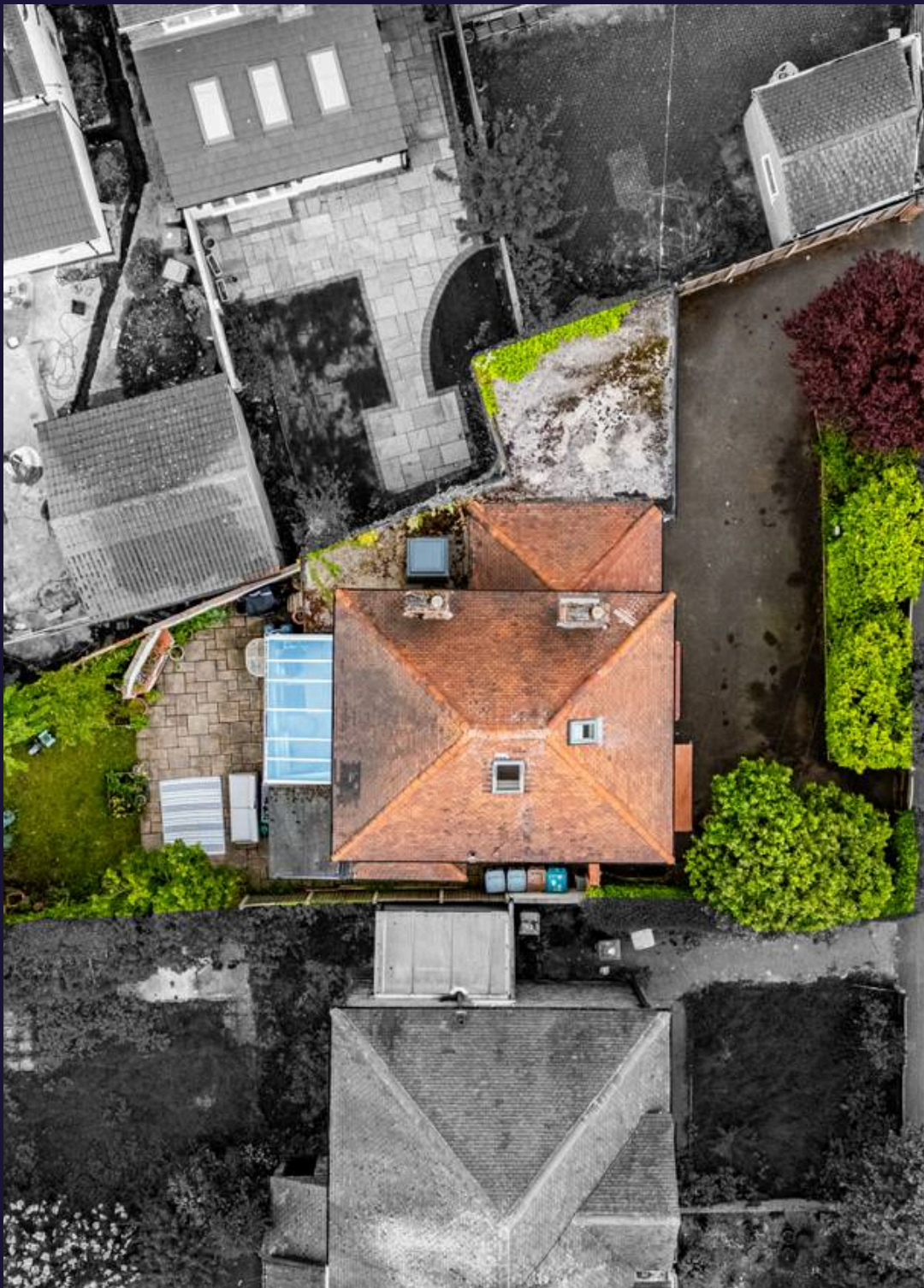
Upstairs, the four bedrooms are all bright and inviting, benefitting from large windows and plentiful natural light, and enhanced by character features. The family bathroom is finished to a modern standard and includes a walk-in shower, separate bath-tub, stylish fittings, and floor-to-ceiling tiling.

Externally, the property continues to impress with a generous driveway, private off-road parking, EV charger and a spacious detached garage providing ample room for multiple vehicles. The garden provides a private setting, featuring a lawn and patio area for outdoor dining. The front garden, framed by mature trees, enhances the property's kerb appeal, while the rear garden offers a welcoming outdoor space ideal for relaxing, entertaining, and family use.

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This impressively extended, four-bedroom detached home combines generous living





## Sutton Passeys Crescent

Nottingham

An EXTENDED four-bedroom DETACHED home with versatile living space, stylish interiors, A PRIVATE GARDEN, GARAGE and PERIOD FEATURES. Within walking distance of MIDDLETON PRIMARY and Wollaton Park.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended, detached family home
- A short stroll to Wollaton Park
- Private Garden
- Close to Middleton Primary and Bluecoat Secondary School
- Off road parking with spacious driveway for multiple cars
- Large, Modern Kitchen/Diner
- Versatile open plan living areas
- Modern bathroom with walk in shower and separate tub
- Garage
- Character features throughout



### **Location**

The property is ideally located with a range of amenities just a short walk away. The Sutton Passesys entrance to Wollaton Park, complete with a children's play area, is nearby, while the Harrow Road entrance can be reached in around five minutes via the cut-through to Harrow Road Gardens. Middleton Primary School and Bluecoat Secondary School are both within easy walking distance, making it a great spot for families. The Crown Island shops, including the Co-op, Post Office, nail salon and other everyday conveniences, are also close by, and Nottingham city centre is easily reached by bus or a short drive.

### **Entrance Hallway**

The hallway is light and spacious, creating a bright and welcoming first impression. There is plenty of room for coats and shoes, with a practical area for storage that keeps the entrance neat and uncluttered. The hallway functions as a bright central link through the home. The layout is well connected, with doors opening to key living spaces. At the rear of the house are the kitchen and dining room, forming the main hub for everyday life and entertaining. At the front, a separate door leads into the sitting room.

### **Kitchen**

14' 8" x 11' 6" (4.48m x 3.51m)

The kitchen features a range of elegant grey shaker-style cabinets and polished granite worktops run throughout. A large sink is positioned to overlook the garden, bringing in natural light and providing a pleasant view while washing up. Cooking is centred around a double oven with a gas hob, complete with multiple burners and a modern extraction unit above. The kitchen flows seamlessly into the dining room in an open-plan layout, creating a sociable and spacious environment ideal for family meals and gatherings.

### **Dining Room**

12' 3" x 11' 0" (3.73m x 3.35m)

The dining room is a bright, versatile space that sits at the heart of the home, seamlessly connecting to the kitchen, living, and conservatory. It benefits from an



### Dining Room

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The dining room is a bright, versatile space that sits at the heart of the home, seamlessly connecting to the kitchen, snug, and conservatory. It benefits from an open, flowing layout that makes it ideal for both everyday living and entertaining. Featuring a durable stone floor, feature pendant lighting and floor to ceiling radiator.

### Conservatory

12' 10" x 6' 8" (3.91m x 2.02m)

The conservatory is a well-built, light-filled space that feels like a natural extension of the home. It enjoys a strong connection to the garden through French doors that open directly outside, creating an easy flow between indoor and outdoor living. A solid stone floor runs throughout and the structure feels substantial, making it a comfortable space to enjoy year-round. Filled with natural light, the conservatory offers a calm and relaxing atmosphere, ideal for sitting, dining, or simply enjoying the views of the garden.

### Snug

10' 4" x 8' 10" (3.15m x 2.68m)

The snug sits just off the dining area, offering a cosy yet flexible living space that can be used in a variety of ways. A skylight above brings in natural light from overhead. This versatile room works well as a quiet seating area, home office, playroom, or reading space, depending on need.



### Sitting Room

20' 7" x 14' 5" (6.27m x 4.40m)

The sitting room is positioned at the front of the house and is impressively spacious, enhanced by two large windows, including a characterful bay window with bespoke shutters that flood the room with natural light. The layout creates a bright and welcoming atmosphere throughout the day. The room is currently arranged as two lounge areas. At one end, a dedicated children's area provides a practical and family-friendly space without compromising the room's overall flow. A vaulted ceiling at one end adds extra height, creating a real sense of openness and enhancing the room's generous proportions.



### Study/Home Office

17' 4" x 9' 10" (5.28m x 3.00m)

Just off the sitting room is a further reception room, offering excellent versatility to suit a range of needs. It could work equally well as a home office, playroom, or additional snug, depending on lifestyle requirements. Its position just off the sitting room makes it easily accessible yet slightly separate, allowing it to function as a quiet retreat or focused workspace. This flexible additional room enhances the overall adaptability of the home, providing valuable extra space that can evolve over time.

### WC

The downstairs WC is neatly presented and practical, featuring a wash hand basin and tiled walls for a clean, contemporary finish.

### Bedroom 1

12' 8" x 11' 1" (3.87m x 3.38m)

A spacious double room positioned at the front of the property. A charming feature fireplace acts as a focal point, adding character and a sense of warmth to the room. Natural light fills the space through the front-facing aspect, enhancing its airy and inviting feel.

### Bedroom 2

11' 1" x 9' 5" (3.37m x 2.86m)

A well-proportioned double room located at the rear of the house.

### Bedroom 3

13' 10" x 7' 10" (4.22m x 2.40m)

A well-presented single room positioned at the front of the house.





### Bathroom

8' 9" x 8' 6" (2.67m x 2.59m)

Finished with floor-to-ceiling tiling and a matching tiled floor that creates a sleek, cohesive look while ensuring easy maintenance. It includes a full-sized bath alongside a separate walk-in shower. A WC and wash hand basin are neatly integrated into the space, completing the suite with a clean, contemporary feel.

### Bedroom 4

10' 11" x 14' 6" (3.32m x 4.42m)

Bedroom 4 is a well-designed double room situated within the loft space, offering a unique and characterful setting. Dual-aspect Velux windows allow natural light to flood in from both sides, creating a bright and airy atmosphere while providing pleasant views. The room makes excellent use of the eaves, incorporating practical storage areas that maximise space.

### Garage

17' 1" x 9' 5" (5.20m x 2.86m)

The property benefits from a spacious garage, offering excellent versatility and ample storage options. With generous floor space, it easily accommodates a vehicle while still leaving room for shelving, tools, and additional household items.







GROSS INTERNAL AREA  
 FLOOR 1 107.4 m<sup>2</sup> FLOOR 2 42.6 m<sup>2</sup> FLOOR 3 6.7 m<sup>2</sup>  
 EXCLUDED AREAS: REDUCED HEADROOM 5.1 m<sup>2</sup>  
 TOTAL: 156.7 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC





## Comfort Estates

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