



Five Bedroom Detached House located in Wollaton.

Asking Price Of
£795,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

18 Brookhill Drive Nottingham NG8 2PS



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2,100
sq ft

Situated within the ever-popular and highly sought-after residential location of Wollaton, this particularly well-balanced and substantially extended five-bedroom detached residence represents an excellent opportunity within the current housing market. Properties of this size and versatility, especially those offering generous family accommodation and strong kerb appeal, continue to attract significant buyer interest in this established area.

The property is instantly attractive, enhanced by replacement windows to the front elevation, and is offered to the market with the notable advantage of chain-free vacant possession-an increasingly desirable feature for buyers seeking a smooth and expedient transaction.

Internally, the gas centrally heated and double glazed accommodation is thoughtfully arranged, providing a flexible layout suited to modern family living. The ground floor is centred around an impressive entrance hallway, leading to a spacious dual-aspect living room, featuring patio doors opening directly onto the rear garden, a delightful sitting room or morning room with a bay window, and a bright and welcoming open-plan dining/breakfast kitchen. This impressive space also benefits from patio doors leading out to the garden, creating a seamless connection between indoor and outdoor living. A ground floor cloakroom and separate utility room further enhance practicality.

To the first floor, the property benefits from five well-proportioned bedrooms, including a generous master suite featuring a walk-through dressing area leading to a modern en-suite shower room, offering

both privacy and convenience. The accommodation is further complemented by a well-appointed family bathroom, featuring a freestanding bath, walk-through shower, and his and hers sinks, delivering both style and functionality for modern family needs.

Externally, the property continues to impress with a large private and well-stocked south-facing rear garden, offering both seclusion and excellent sun exposure-key selling points for family buyers. To the front, a driveway provides ample off-road parking alongside a garage and additional car standing space.

Overall, this property aligns strongly with current buyer trends, combining location, space, and convenience, making it a compelling proposition within the Wollaton market.

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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



TOTAL AREA: APPROX. 195.1 SQ. METRES (2099.9 SQ. FEET)

CONTACT

Q106 The Quadrant, Nuart
Road, Beeston, Nottingham,
Nottinghamshire, NG9 2NH

E info@merritstates.com

T 01156463924

www.merritstates.com

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