

3 Bed House - Semi-Detached

312 Wollaton Vale
Nottingham
NG8 2GG

£1,300 Per Month

Fletcher
& Company

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• Semi Detached Three Bedroom House • Garage And Driveway For 2 Cars • Large Lounge • Neuturally Painted • Entrance Porch • Spacious Enclosed Rear Garden • Downstairs W.C. • Excellent Public Transport Connections • Conveniently Located for QMC and University of Nottingham • Local Amenities Within Walking Distance

Situated in the highly sought-after residential suburb of Wollaton, this well-presented three-bedroom semi-detached home offers spacious accommodation, generous outdoor space and excellent transport connections, making it an ideal home for families and working professionals alike.

Upon entering the property, you are welcomed by an entrance porch leading into the accommodation. The property benefits from a large lounge, providing ample space for relaxing and entertaining, whilst the neutral décor throughout creates a bright and welcoming atmosphere. The ground floor also benefits from a convenient downstairs W.C.

To the first floor are three well-proportioned bedrooms, offering versatile accommodation to suit a variety of household needs.

Externally, the property boasts a spacious enclosed rear garden, predominantly laid to lawn with a paved patio area, ideal for outdoor dining, entertaining and enjoying the warmer months. To the front of the property is a private driveway providing off-road parking for two vehicles, alongside a garage.

Perfectly positioned on Wollaton Vale, the property is within walking distance of a range of local amenities, including shops, supermarkets and local schools. Excellent public transport connections provide convenient access to Nottingham city centre, whilst the Queen's Medical Centre, University of Nottingham and major road networks, including the A52 and M1 motorway, are easily accessible.

The beautiful Wollaton Hall and Deer Park is also within easy reach, offering extensive green spaces, scenic walks and recreational opportunities.

Early viewing is highly recommended to appreciate the accommodation, outdoor space and desirable location this property has to offer.













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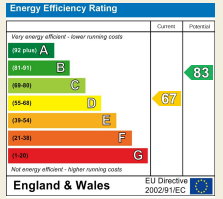

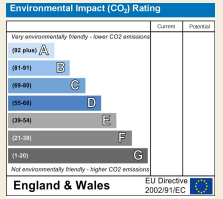

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