



46 Goodwood Road
Wollaton, Nottingham, Nottinghamshire, NG8 2FT

£387,500

3 Bedroom Detached House

- Freehold
- Extended 3 Bed Detached House
- No Upward Chain
- Extended Kitchen/Breakfast Room
- Extended Open Plan Dining/Lounge/Sitting Area
- Family Bathroom
- Garage & Driveway
- Village Location
- Fernwood School Catchment
- Enclosed Rear Gardens
- EPC Rating - E, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 46 Goodwood Road, Wollaton, Nottingham, Nottinghamshire, NG8 2FT](#)



Overview

A well-presented and lovingly maintained traditional bay-fronted detached family home, with No Upward Chain and extended to the rear to create generous and flexible living space ideal for modern family life. The extension provides a larger-than-average kitchen/breakfast room and enhances the sense of space throughout the ground floor.

A double-glazed front porch opens into a bright and welcoming hallway, with access to a convenient downstairs WC, a fitted kitchen with breakfast bar for casual family meals, and a spacious open-plan dining, lounge and sitting area. This impressive living space is perfect for family time and entertaining, with patio doors opening directly onto the rear garden, ideal for children and outdoor dining.

To the first floor, the landing leads to three well-proportioned bedrooms, offering comfortable accommodation for a growing family, along with a family bathroom featuring both a separate bath and shower.



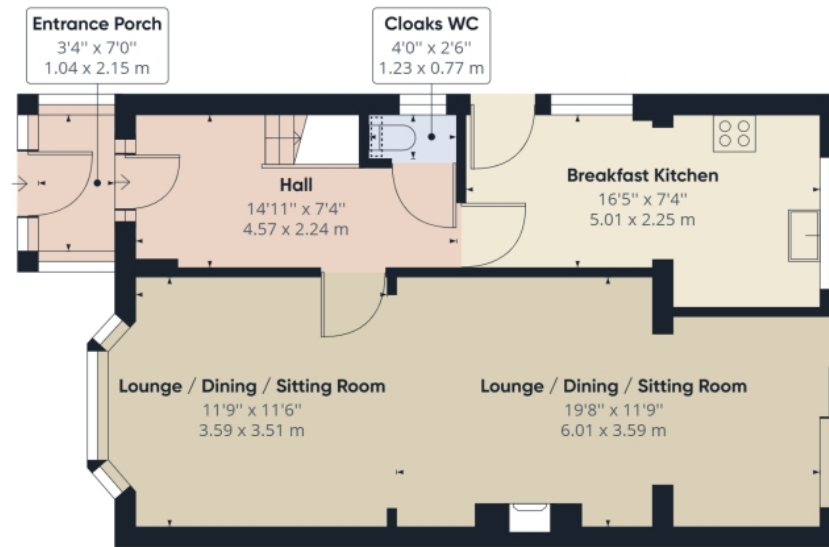
Outside, the property continues to impress with a paved driveway to the front providing off-road parking, complemented by a lawned front garden. Double gates lead to additional parking at the side and a converted garage, currently used as a games room, offering excellent flexibility for family use, a home office or playroom.

The rear garden is a particular highlight, providing a wonderful outdoor space for both children and adults, featuring a decked seating area ideal for entertaining and an attractive ornamental pond that adds to the garden's charm.

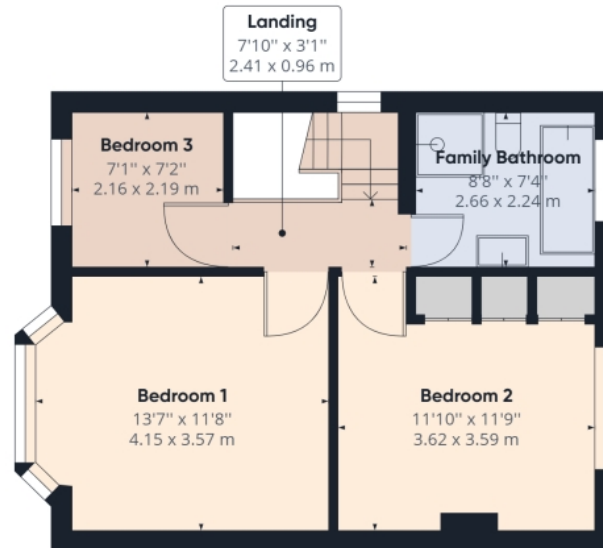
This spacious family home is ideally located in the popular residential area of Wollaton, well placed for a wide range of local amenities including Bramcote Lane shops and excellent public transport links. The property further benefits from gas central heating and Upvc double glazing, and is situated within close proximity of the highly sought-after Fernwood School, making it an excellent choice for families.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1086.98 ft²

100.98 m²

Reduced headroom

1.39 ft²

0.13 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Location



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