



273 Wollaton Vale
Wollaton, Nottingham, Nottinghamshire, NG8 2PX

Offers in the region of
£429,950

3 Bedroom Detached House

- Freehold
- 3 Bed Detached House
- No Onward Chain
- Kitchen & Utility Room
- Enclosed South Facing Rear Gardens
- Drive for 2 Cars plus Garage
- Well Presented Throughout
- Fernwood School Catchment
- Close to Doctors, Dentists and Bramcote Lane Shops & Cafes
- Public Transport Links Into Nottingham City Close By
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 273 Wollaton Vale, Wollaton, Nottingham, Nottinghamshire, NG8 2PX](#)



Overview

We are delighted to bring to market this immaculately presented three bedroom detached family home with no onward chain and ideally located on the highly popular Wollaton Vale in the sought after suburb of Wollaton. Fernwood Primary and Secondary Schools are within the catchment area to the property.

Upon entering this family home you are greeted with a nice sized entrance porch useful for prams or dogs alike, moving through into the bright and welcoming hallway giving access to the upstairs, turn right into the open plan lounge/dining room with its neutral décor and being dual aspect giving an abundance of light. Moving into the kitchen with its ample storage and in built appliances plus space for further appliances with views overlooking the lovely gardens and having a useful utility room adjacent - which could potentially be knocked through to open the space up into a nice breakfast kitchen, finally there is a courtesy door into the garage. To the first floor the landing has access to the roof space, and then leads into the three well proportioned bedrooms two of which have fitted wardrobes, finally there is the good sized three piece shower room to the rear which also has the benefit of an additional toilet alongside it.



The front of the house offers parking for several vehicles and leads to the garage, with electric car charging point, plenty of storage and useful integral courtesy door to the utility room. Gated access to the side leads to the south facing gardens, mainly laid to lawn with a patio area for Alfresco dining and matures shrub beds and borders with hedged boundaries.

Surrounded by a wealth of amenities, including local schools, doctors' offices, and shops, as well as excellent transport links such as bus services and trams, this home offers both convenience and luxury in equal measure. Additionally, the property is situated within close proximity to a myriad of fine dining restaurants, charming cafes, and vibrant bistros, providing a multitude of options for leisure and entertainment. Whether you are looking for a peaceful retreat close to nature or a vibrant urban lifestyle, this property caters to all preferences.

Renowned for its desirable location, Wollaton is a well-connected and family-friendly neighbourhood, making it an ideal choice for a wide range of buyers and with the potential to extend this home will make a sound investment for a variety of purchasers.





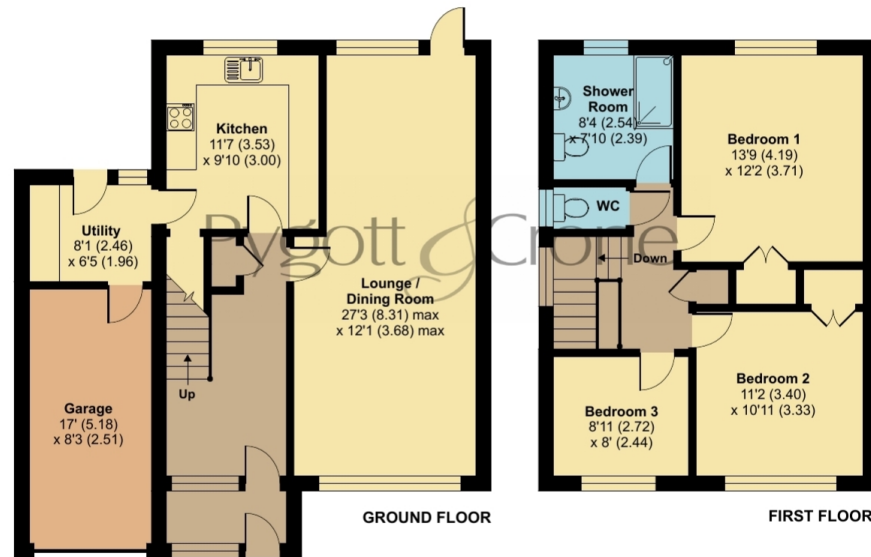
Wollaton Vale, Nottingham, NG8

Approximate Area = 1259 sq ft / 116.9 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1397 sq ft / 129.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1323874



Location



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Josh Campbell-Foreman
Mortgage & Protection Adviser

0330 912 0007

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







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273 Wollaton Vale, Wollaton
is on the market with our Wollaton branch

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