



**Pygott  
& Crone**

**3 Harby Drive**  
Wollaton, Nottingham, Nottinghamshire, NG8 1AR

**£435,000**

## 4 Bedroom Semi-Detached Bungalow

- Freehold
- Contemporary High Spec 4 Double Bed Chalet Bungalow
- Underfloor Heating/New Carpets & Karndean Flooring
- Open Plan Living/Dining/Kitchen
- Master Bed with En Suite
- Downstairs Bathroom and Upstairs Shower Room
- Utility Cupboard
- Insulated Garden Room/Office with Power and Light
- Block Paved Drive with Parking for 3 Cars
- Ideal Location for QMC Hospital & Nottingham University
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 3 Harby Drive, Wollaton, Nottingham, Nottinghamshire, NG8 1AR](#)



## Overview

Finished to a high specification, we are pleased to present for sale this bespoke four-bedroom extended semi-detached chalet bungalow, ideally located for the Queen's Medical Centre, the University of Nottingham, and offering excellent access to both Nottingham and Derby city centres via the nearby A52. This extremely well-presented and spacious home offers versatile accommodation ideal for families, professionals, or investors alike.

Contemporary, versatile and beautifully extended four double bedroom semi-detached bungalow, offering stylish and spacious accommodation throughout, together with a block paved driveway providing parking for up to three vehicles., Indian Lime Stone paving in the rear garden with a useful fully insulated garden room/office with power and light. It boasts newly installed carpets which are complimented with Karndean flooring.

The property is entered via a welcoming entrance hall featuring an Oak staircase with spindle balustrade leading to a striking galleried landing. The principal bedroom enjoys fitted wardrobes and elegant shutter blinds, complemented by a modern en-suite shower room comprising shower cubicle, vanity wash hand basin and low flush WC. A second double bedroom, which can be utilised as an additional sitting room, also benefits from shutter blinds.



The contemporary family bathroom is fitted with a panelled bath with shower over, wash hand basin and low flush WC.

At the heart of the home is the stunning open plan living/dining/kitchen space, thoughtfully designed for modern family living and entertaining with Karndean flooring. The kitchen is fitted with a central island and an extensive range of integrated appliances including oven/microwave, induction hob with extractor hood, Belfast sink unit and quartz work surfaces and is complemented by underfloor heating. There is space for a fridge/freezer together with plumbing for a dishwasher. French doors with adjoining windows overlook and provide direct access to the rear garden, flooding the space with natural light.

A useful utility cupboard provides plumbing and space for both a washing machine and tumble dryer.

The bright and airy living area features a stylish media wall with useful storage cupboards, boiler cupboard housing the Baxi boiler, and a double glazed window to the front aspect complete with shutter blinds.

To the first floor are two further double bedrooms with roof lights, serviced by a modern shower room comprising corner shower cubicle, pedestal wash hand basin and low flush WC.



Externally, the front of the property offers an attractive block paved driveway with parking for three vehicles alongside a gravelled bed with mature shrubs. Gated side access leads to a covered storage area, ideal for bikes and prams, which in turn opens onto the enclosed rear garden, mainly laid to lawn with an Indian Lime Stone patio and a bespoke fully insulated garden room/home office with power and light.

Located in the conservation area Harby Drive is within a well-established residential area of Wollaton, offering a peaceful setting while remaining close to excellent local amenities.

The property is near Wollaton Park, considered one of the best parks in the city. The University of Nottingham and its grounds are also nearby, providing access to Highfields Park and its boating lake. The QMC is within easy reach, as are local everyday conveniences including a well-stocked shop, post office and hairdressers. Further shopping is available on Middleton Boulevard.

Public transport links are excellent, with regular bus services running, connecting you directly to Nottingham city centre and neighbouring suburbs. The A610 and Nottingham's Ring Road are minutes away by car, offering a direct route to the M1 for commuters







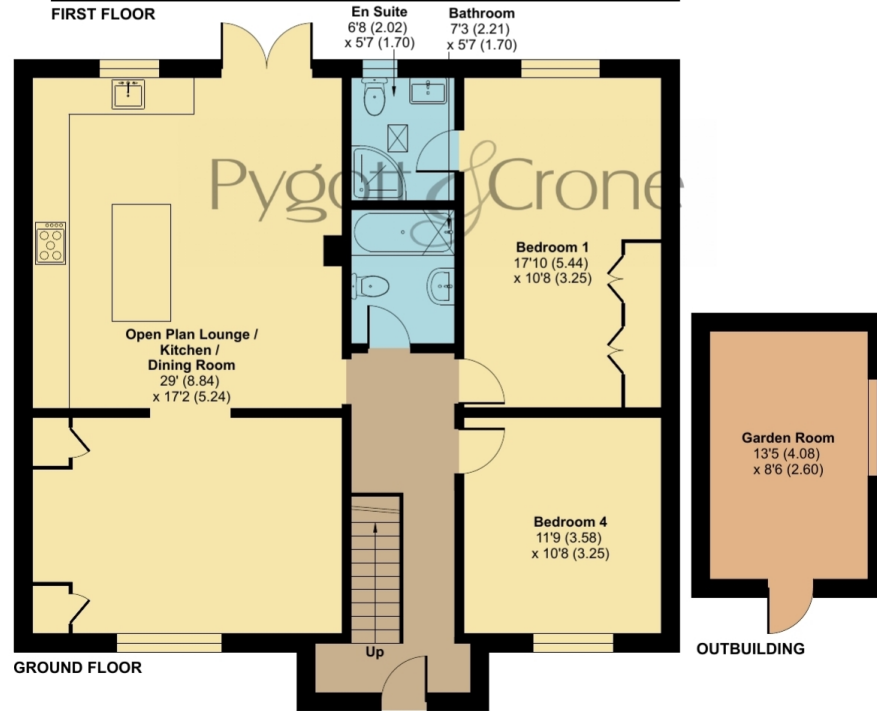
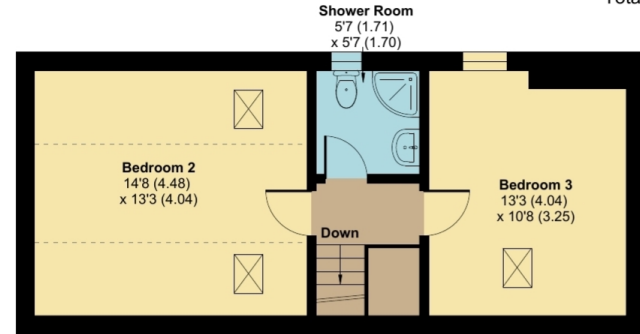
# Harby Drive, Nottingham, NG8

Approximate Area = 1353 sq ft / 125.6 sq m  
 Limited Use Area(s) = 116 sq ft / 10.7 sq m  
 Outbuilding = 114 sq ft / 10.5 sq m  
 Total = 1583 sq ft / 146.8 sq m

For identification only - Not to scale



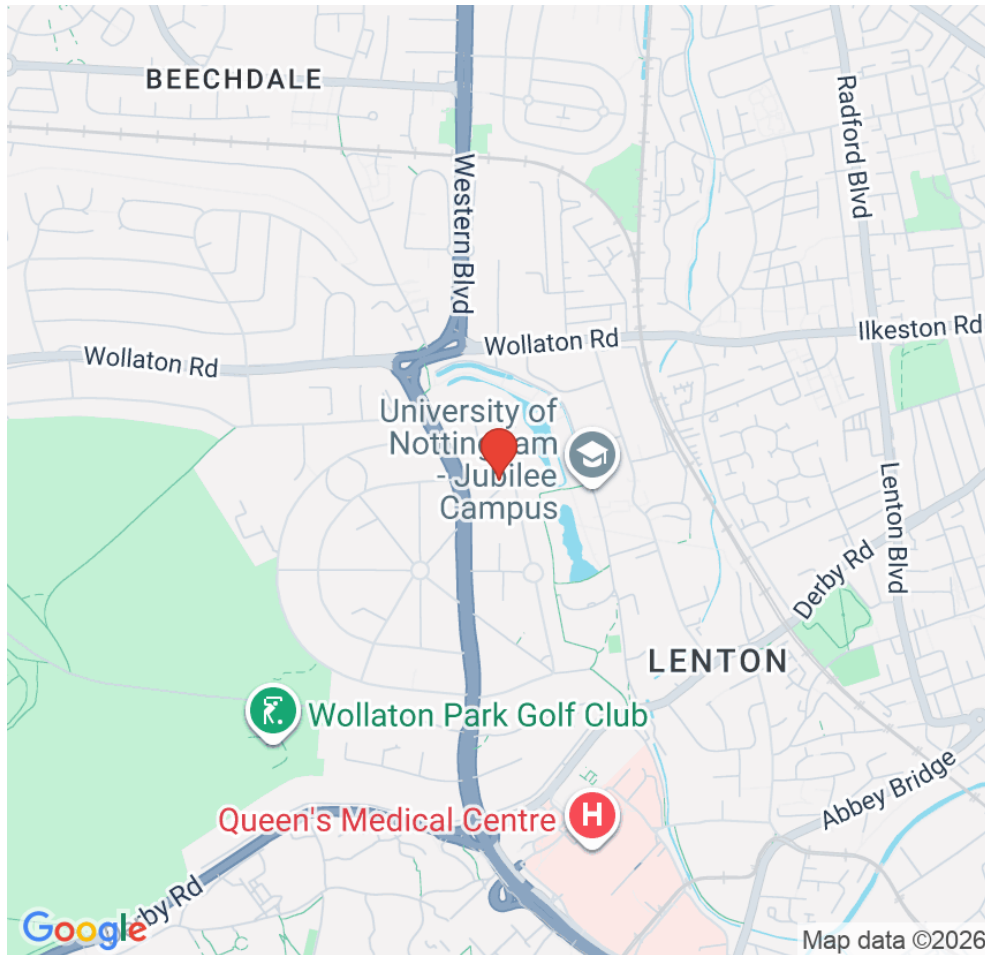
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1471418



## Location



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is on the market with our Wollaton branch

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