



9 Sawyer Crescent
Wollaton, Nottingham, Nottinghamshire, NG8 1BD

£450,000

4 Bedroom Detached House

- Freehold
- Modern 4 Bedroom detached home offering stylish and spacious living
- Contemporary fitted kitchen with sleek units and integrated appliances
- Bright and airy lounge featuring bi-fold doors
- Main bedroom with modern en-suite shower room
- Stylish family bathroom
- Well-maintained rear garden
- Good-sized driveway providing ample off-street parking
- Located in a popular residential area
- No upward chain
- EPC Rating - B, Council Tax Band - E

Click [here](#) to access the Energy Performance Certificate for 9 Sawyer Crescent, Wollaton, Nottingham, Nottinghamshire, NG8 1BD



Overview

Offered for sale with no upward chain, this beautifully presented modern four-bedroom detached family home provides spacious, contemporary accommodation throughout.

The welcoming entrance hall opens into an impressive open-plan living, dining and kitchen space, creating the ideal setting for modern family life and entertaining. The stylish kitchen is fitted with a range of high-gloss wall and base units and benefits from integrated appliances including a fridge/freezer, dishwasher, oven, microwave and hob. A window to the front aspect provides plenty of natural light, while a useful utility cupboard houses the washing machine.

To the rear, the spacious living and dining area enjoys views over the garden, with bi-fold doors opening onto the patio and rear garden, seamlessly blending indoor and outdoor living. An inner hall provides access to the integral garage, a convenient ground floor cloakroom fitted with a low-level WC and wash hand basin, and the staircase to the first floor.



The first-floor landing offers access to the loft via a pull-down ladder. The principal bedroom overlooks the front aspect and features a contemporary en-suite shower room comprising a shower enclosure with mains-fed mixer shower, floating wash hand basin and low-level WC. There are three further generous double bedrooms—one to the front and two overlooking the rear garden—served by a modern family bathroom fitted with a panelled bath with mains-fed mixer shower over, floating wash hand basin and low-level WC.

Externally, the property benefits from a driveway providing off-road parking and access to the integral garage, a lawned front garden and gated side access leading to the enclosed rear garden, which is predominantly laid to lawn and offers an excellent space for families and outdoor entertaining.

This superb home combines modern styling, generous living space and a highly desirable layout, making it an ideal choice for families or those looking to upsize.

Agents Note: The property will be subject to a small estate annual charge from TrustGreen,







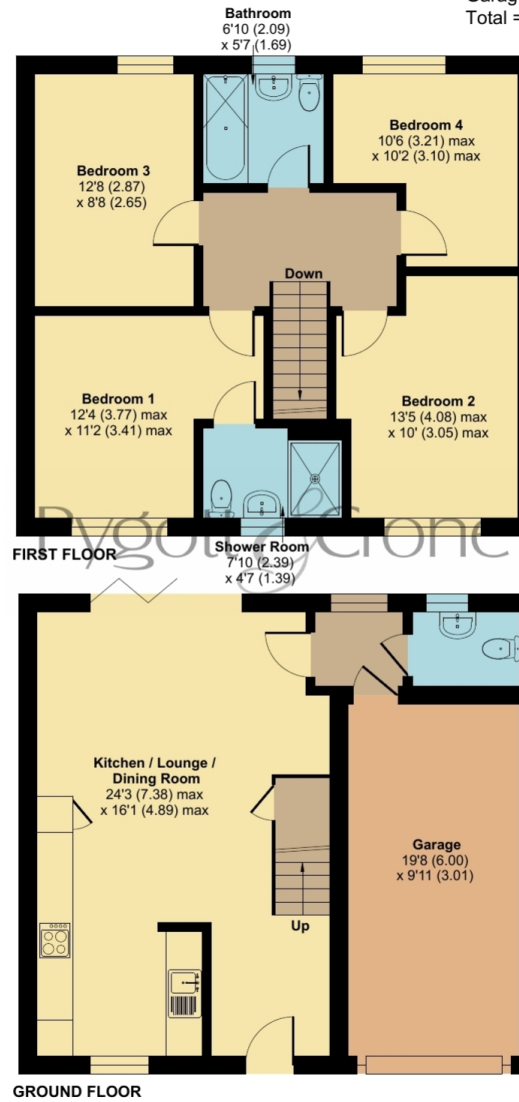
Sawyer Crescent, Wollaton, NG8

Approximate Area = 1065 sq ft / 98.9 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1245 sq ft / 115.6 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). © nchecom 2025. Produced for Pygott & Crone. REF: 1493257



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

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.





Houses. Homes. Harmony.



9 Sawyer Crescent, Wollaton
is on the market with our Wollaton branch

158a Bramcote Lane, Wollaton NG8 2QP

0115 985 4994