



## 24 Wollaton Paddocks

Wollaton, Nottingham, Nottinghamshire, NG8 2ED

Offers in excess of  
**£350,000**

## 2 Bedroom Detached Bungalow

- Freehold
- 2 Bed Detached Bungalow
- Low Maintenance Enclosed Rear Gardens
- En-Suite to main bedroom
- Immaculately Presented Throughout
- Cul-de-sac Location
- Good Sized Drive and Garage
- Breakfast Kitchen
- Living Room and Conservatory
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 24 Wollaton Paddocks, Wollaton, Nottingham, Nottinghamshire, NG8 2ED](#)



## Overview

Beautifully presented throughout, this home is tucked away on a cul-de-sac and is on a larger than average plot with beautifully presented landscaped gardens to the front and rear and good sized driveway to the garage.

Conveniently located for Wollaton Hall and Deer Park, local shops and public transport links, this two double bedroom home offers : Entrance porch, hall, living room, conservatory, breakfast kitchen, main bedroom with en-suite WC, second double bedroom and shower room.

Outside there is a driveway for several vehicles, gated access to the rear garden and detached brick built garage. The gardens have been beautifully landscaped with mature shrubs, trees, paved patio areas and enjoys a sunny aspect.

An internal inspection comes highly recommended.





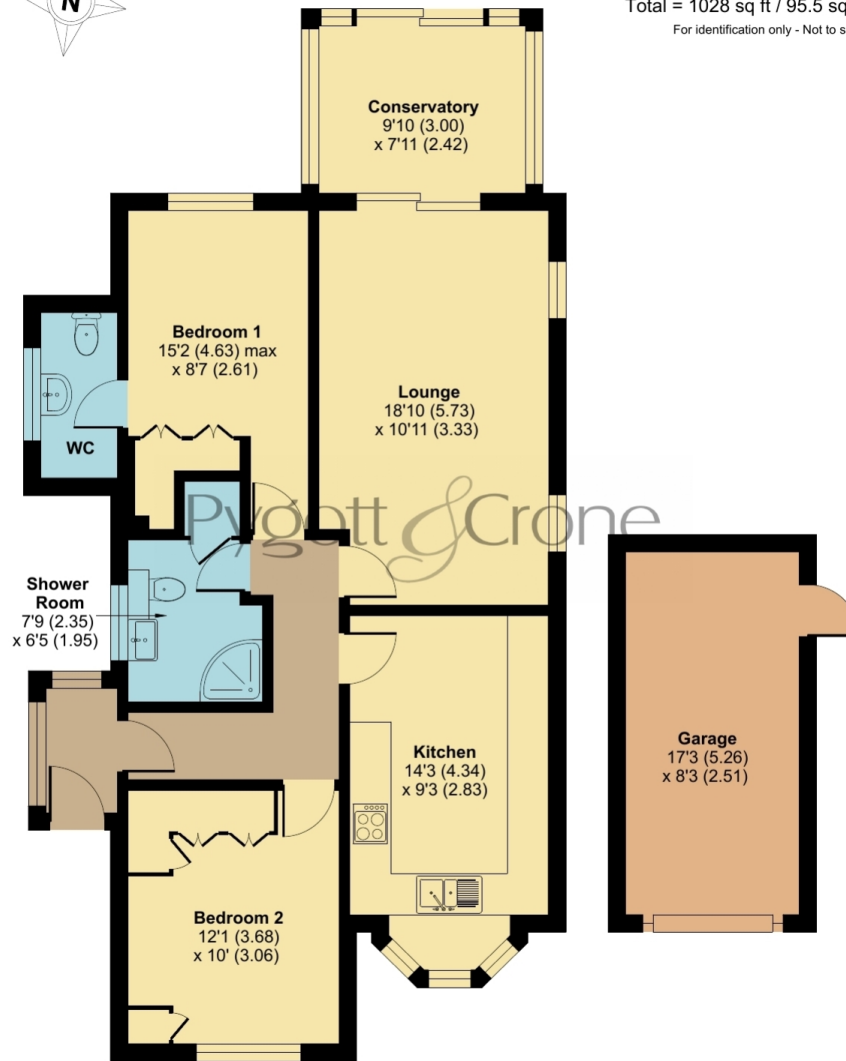
# Wollaton Paddocks, Nottingham, NG8

Approximate Area = 886 sq ft / 82.3 sq m


Garage = 142 sq ft / 13.1 sq m

Total = 1028 sq ft / 95.5 sq m

For identification only - Not to scale



**GROUND FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Pygott & Crone. REF: 1256428



## Location



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**Josh Campbell-Foreman**

Mortgage & Protection Adviser

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is on the market with our Wollaton branch

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