



62 Hambledon Drive
Wollaton, Nottingham, Nottinghamshire, NG8 1LG

£415,000

3 Bedroom Detached House

- Freehold
- Extended 3/4 Bed Detached House
- Open Plan Living/Dining/Kitchen
- Utility Room
- Downstairs Shower Room /WC
- Separate Lounge/Bedroom 4
- Family Bathroom & Separate WC
- Block Paved Drive Providing Parking for 3 Cars
- Double Gated Access to Enclosed Rear Landscaped Gardens
- Garage (restricted access)
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 62 Hambledon Drive, Wollaton, Nottingham, Nottinghamshire, NG8 1LG](#)



Overview

We are pleased to present this spacious detached property for sale on Hambledon Drive, Nottingham, offering approximately 104 sq. metres of modern living space. Ideally situated for Middleton Primary School, the outstanding Fernwood Primary and Secondary Schools, and Bluecoat Academy, this home is perfect for families or professionals seeking generous reception rooms, stylish bathrooms, and convenient access to transport links.

A beautifully extended 3/4 bedroom detached family home situated in the highly sought-after area of Wollaton, offering spacious and versatile accommodation throughout.

The property is entered via a welcoming entrance porch, ideal for coats and shoes, leading into the hallway with useful storage cupboard, attractive leaded light doors, and stairs rising to the first floor. To the front elevation is a bright and airy sitting room featuring a bay window.



To the rear of the property is an impressive open-plan living, dining and kitchen area fitted with a range of contemporary high gloss white units and integral appliances. French doors open onto the rear garden, creating an ideal space for family living and entertaining. There is also a useful utility area with space and plumbing for a washing machine, tumble dryer, and American-style fridge freezer.

The ground floor further benefits from a modern shower room comprising a shower cubicle, low flush WC, and wash hand basin.

To the first floor, the airy landing provides access to two double bedrooms, a further single bedroom, and a family bathroom with separate WC.

Outside, the property enjoys a block-paved driveway to the front providing off-road parking for several cars. Gated side access leads to the enclosed rear garden, which features a patio seating area, storage shed, lawn, and mature shrub beds and borders.

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.







Hambledon Drive, Nottingham, NG8

Approximate Area = 1227 sq ft / 113.9 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 2026. Produced for Pygott & Crone. REF: 1472672



Location



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is on the market with our Wollaton branch

158a Bramcote Lane, Wollaton NG8 2QP

0115 985 4994