



195 Wollaton Road  
Wollaton, Nottingham, Nottinghamshire, NG8 1FU

£480,000

## 4 Bedroom Detached House

- Freehold
- 4 Bed Detached House
- 2 Reception Rooms plus Conservatory
- En Suite to Main Bedroom on the Top Floor
- Family Bathroom, WC and Downstairs WC
- Drive with Parking for Several Vehicles
- Beautiful Generous Private Rear Gardens
- Catchment for Middleton School & Fernwood School
- Ideal Location For City & Queens Medical Hospitals
- Garage & EV Charger
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 195 Wollaton Road, Wollaton, Nottingham, Nottinghamshire, NG8 1FU](#)



## Overview

We are pleased to present for sale this impressive four bedroom spacious detached character family home with no upward chain. Ideal for a growing family seeking a generously sized property in a perfectly positioned and sought after residential location with extensive parking and beautifully maintained south facing gardens.



Surrounded by a wealth of amenities, including local schools including Middleton Primary School and Fernwood 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 as well as being only a short walk to Wollaton Park. Whether you are looking for a peaceful retreat close to nature or a vibrant urban lifestyle, this property caters to all preferences.

Upon entering the house via the enclosed porch you are taken into the warm and welcoming hallway giving access to the upstairs and having a convenient ground floor wc. The good sized living room with an attractive open fire opens up into the conservatory which overlooks the lovely private and enclosed rear gardens. The dining room to the front doubles up as an additional reception room again with an attractive open fire. Finally on the ground floor is the well proportioned kitchen with a range oven and space for a fridge/freezer, plumbing and space for a washing machine and tumble dryer, and there is a newly installed fitted dishwasher. The property also has the added benefit of a Hive Heating system with the boiler installed in 2024. .



Ascending the stairs to the first floor, you will find three double bedrooms of which the smallest is currently used as a study. These rooms are served by a stunning bathroom featuring a free standing bath and a separate shower cubicle and separate wc.

The top floor offers a landing which gives access to another double bedroom with en-suite shower room including wc, both having roof lights giving lovely natural light to the rooms.

The front of the house offers a good sized drive providing off street parking, which leads through double gates to a further drive providing more parking and access to the garage with power and light.

The enclosed South facing rear garden which is particularly private, offers a garage, greenhouse and garden shed, mature trees and established plants with lawns. The property also benefits from having its own useful EV charger installed in late 2024.

This well-maintained property offers a perfect blend of modern living and convenience, making it an ideal family home in a prime location.





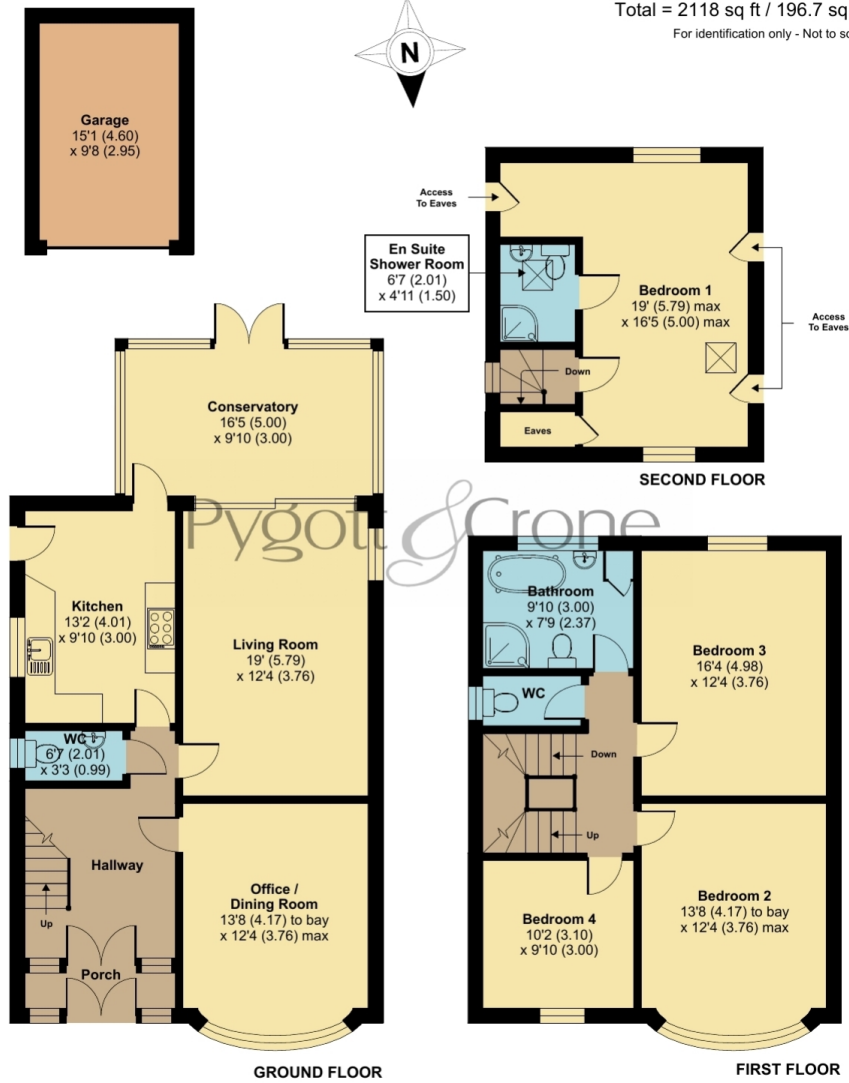
# Wollaton Road, Nottingham, NG8

Approximate Area = 1973 sq ft / 183.3 sq m

Garage = 145 sq ft / 134 sq m

Total = 2118 sq ft / 196.7 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). © nrichcom 2025. Produced for Pygott & Crone. REF: 1303703



## Location



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



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**Josh Campbell-Foreman**

Mortgage & Protection Adviser

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195 Wollaton Road, Wollaton  
is on the market with our Wollaton branch

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