



Pygott
& Crone

17 Brookhill Drive
Wollaton, Nottingham, Nottinghamshire, NG8 2PT

£550,000

4 Bedroom Detached Bungalow

- Freehold
- 3 Bed Detached Bungalow
- No Upward Chain
- Corner Plot
- Breakfast Kitchen
- Conservatory
- Study/Bed 4
- Landscaped Gardens
- Well Presented Throughout
- Wollaton Hall & Deer Park Close By
- EPC Rating - TBC, Council Tax Band - E

[Click here to access the Energy Performance Certificate for 17 Brookhill Drive, Wollaton, Nottingham, Nottinghamshire, NG8 2PT](#)



Overview

Set within a prestigious and sought-after location near Wollaton Hall and Deer Park, this charming three/four -bedroom detached bungalow offers generous accommodation and excellent potential. Available with no upward chain, it provides an outstanding opportunity for those looking to secure a home in this prime residential area.

Upon entering the property, you are welcomed by a spacious central hallway, providing access to the principal rooms and creating a natural flow throughout the home. To the front, the generous living room is flooded with natural light and offers a comfortable space for relaxation, leading through to a well-proportioned bedroom.

The modern kitchen-dining room forms the heart of the home, featuring a range of well-appointed units, ample worktop space, and an integrated eye-level oven. From here, sliding doors open into a bright and airy conservatory—an ideal space for enjoying views over the mature rear garden and entertaining throughout the seasons.



The property offers three well-proportioned bedrooms, each providing comfortable and versatile accommodation. The principal bedroom is positioned to the front of the property and enjoys a peaceful and pleasant outlook, while the second and third bedrooms offer excellent flexibility for use as guest rooms, children's bedrooms, or additional living space. A separate study/bedroom 4 further enhances the layout, ideal for home working or equally suited as a hobby room or occasional guest bedroom.

The contemporary shower room has been finished to a high standard, featuring a double-length glass and chrome walk-in shower, a hand wash basin set within a stylish vanity unit, a Belfast sink, and a concealed cistern WC. In addition, a separate WC—also refitted to a high specification and complete with a chrome towel radiator—provides added convenience for family living.

Externally, the property benefits from an integral garage with a remote-controlled roller shutter door, providing secure parking or useful additional storage. A private driveway offers off-street parking for two to three vehicles, while well-maintained garden areas are situated to both the front and rear.



The rear garden is a particular highlight of the property, featuring a paved patio area ideal for outdoor dining and entertaining. The garden is predominantly laid to lawn and enjoys a good degree of privacy, being screened by mature hedging. Well-stocked borders host a variety of established shrubs, flowering plants, and fruit trees, creating an attractive and tranquil outdoor space.

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.







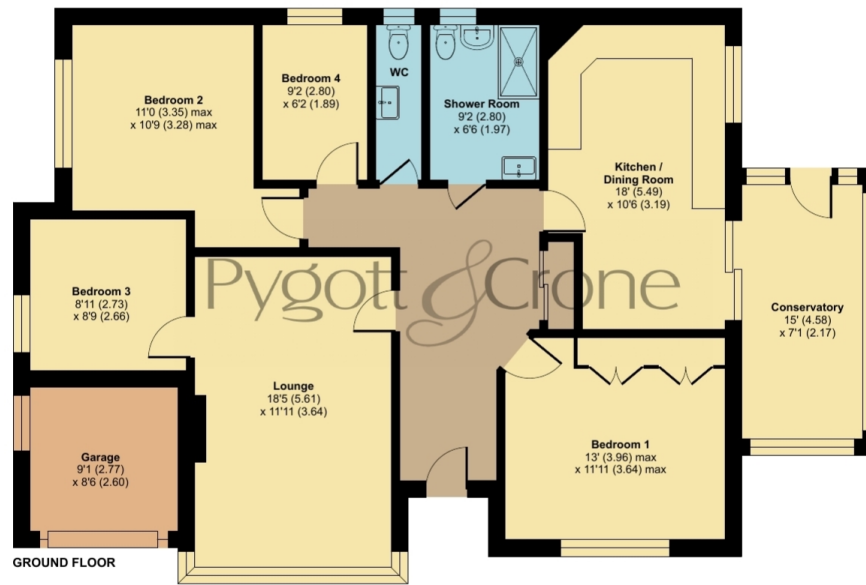
Brookhill Drive, Nottingham, NG8

Approximate Area = 1242 sq ft / 115.3 sq m

Garage = 74 sq ft / 6.8 sq m

Total = 1316 sq ft / 122.1 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 2026. Produced for Pygott & Crone. REF: 1432599



Location



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