



9 Ashford Rise
Wollaton, Nottingham, Nottinghamshire, NG8 2RR

£299,950

2 Bedroom Detached Bungalow

- Freehold
- 2 Bed Detached Bungalow
- New Drive With Parking For Several Vehicles & Garage
- Living Room & Dining Room
- Shower Room
- Cul De Sac Location
- Private Rear Gardens
- No Upward Chain
- Ideal For Bramcote Lane Shops & Cafes
- Backing On To Alexandrina Plantation
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 9 Ashford Rise, Wollaton, Nottingham, Nottinghamshire, NG8 2RR](#)



Overview

An immaculately presented and recently upgraded two-bedroom detached bungalow, discreetly positioned within a quiet cul-de-sac and set on a generous, private plot backing directly onto the established woodland of Alexandrina Plantation, offering a rare sense of tranquility and seclusion, yet within easy walking distance of Bramcote Lane shops and cafes.

The property has been thoughtfully improved with a newly laid driveway and enhanced gardens, and provides well-proportioned, light-filled accommodation throughout. The internal layout comprises an inviting entrance porch and hallway, an elegant living room enjoying views over the rear garden, a separate dining room ideal for entertaining, a well-appointed fitted kitchen, contemporary shower room and two spacious double bedrooms.



Externally, the home benefits from an extensive private driveway, garage and beautifully maintained rear gardens, all enjoying a high degree of privacy and a picturesque wooded outlook.

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.

Renowned for its desirable location, Wollaton is a well-connected and family-friendly neighbourhood, making it an ideal choice for a wide range of buyers whilst being offered to the market with no upward chain, this exceptional bungalow represents a rare opportunity to acquire a quality home in a highly desirable and peaceful setting.





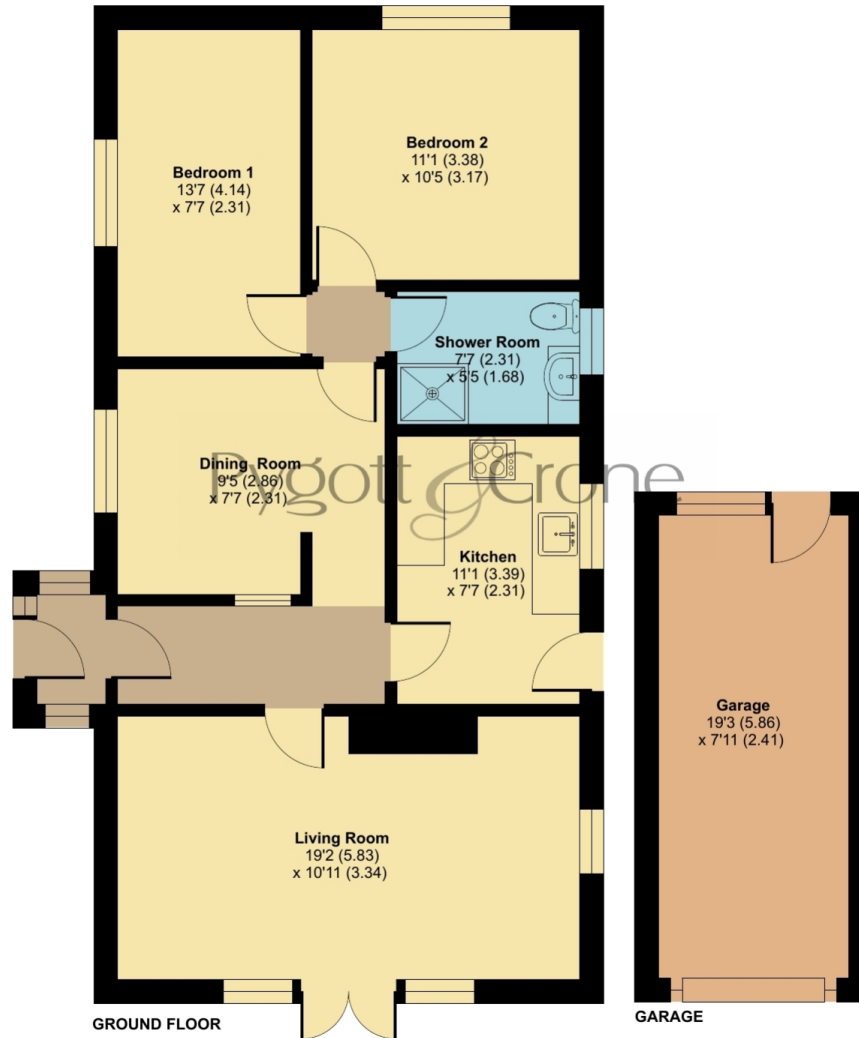
Ashford Rise, Nottingham, NG8

Approximate Area = 771 sq ft / 71.6 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 923 sq ft / 85.7 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). © ncthemcom 2025. Produced for Pygott & Crone. REF: 1405120



Location



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is on the market with our Wollaton branch

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