



3 Coombe Close
Wollaton, Nottinghamshire, NG8 1BP

Offers in excess of
£685,000

4 Bedroom Detached House

- Freehold
- Impressive & Beautifully Presented 4 Bed Traditional Period Property
- Walking Distance To The QMC & Nottingham University
- 3 Well Proportioned Reception Rooms
- Good Sized Breakfast Kitchen & Utility Room
- Quiet Cul De Sac Location
- Double Drive & Double Garage
- Beautiful Established And Private Front, Side and Rear Gardens
- Highly Regarded Locality on the Borders of Wollaton Hall Deer Park
- EPC Rating - D, Council Tax Band - G

[Click here to access the Energy Performance Certificate for 3 Coombe Close, Wollaton, Nottinghamshire, NG8 1BP](#)



Overview

This beautiful home presents an exciting opportunity to acquire a substantial property which enjoys an enviable position on one of Wollaton's most desirable addresses. Located just a stone's throw from the 500-acre Wollaton Hall Deer Park, the property also enjoys excellent links to a number of amenities, points of interest and places of business, such as, the Queens Medical Centre, Nottingham University, Nottingham City Centre, the M1 Motorway and direct rail links to London from Nottingham station, Beeston station and East Midlands Parkway. Offering in excess of 2300sq.ft of spacious accommodation arranged over two floors, the property has been enhanced and improved over its current occupier's tenure, of particular note the addition of the fantastic orangery, to create a truly impressive home which is certain to impress upon inspection.



Upon entering the home, you are immediately greeted by an entrance porch which leads on to a generous inner hall. Much of the principal ground floor accommodation leads off this hall which, in brief, comprises of: formal sitting room with views over the beautiful gardens, formal dining room with direct access into the Orangery which is flooded with natural light and has direct access onto the gardens, a bespoke breakfast kitchen with side porch leading into the useful utility and boot room which also has access into the downstairs wc and has access to the front and rear gardens. To the first floor, there are 4 generously proportioned double bedrooms, 3 of which have fitted wardrobes and one a vanity unit with sink, a family bathroom and a separate wc. Outside the property is approached by a pathway which also gives access to the driveway which gives access to the double garage via an electrically operated roller door. Beautifully presented landscaped gardens surround the property which are well stocked with established trees, shrubs, flower beds, lawns & patio areas.

The suburb of Wollaton is located to the west of Nottingham City centre. The famous landmark, Wollaton Hall, is just a short walk from the property with its museum, deer park, lake, walks and golf course offering a popular attraction for local residents as well as those further afield. Wollaton's main shopping area is positioned along Bramcote Lane which incorporates local family-run shops, banking facilities, pharmacy, post office, dry cleaners and most recently TESCO and Sainsbury's mini supermarkets have been welcomed to the area. Nottingham City centre is within easy reach via Derby Road whilst the A52 offers transport routes across and out of the City with the M1 Motorway just five miles away. Reputable schools within the area include: Fernwood Infant & Junior School, Middleton Primary School, Bluecoat Academy and Firbeck Academy.





Coombe Close, Nottingham, NG8

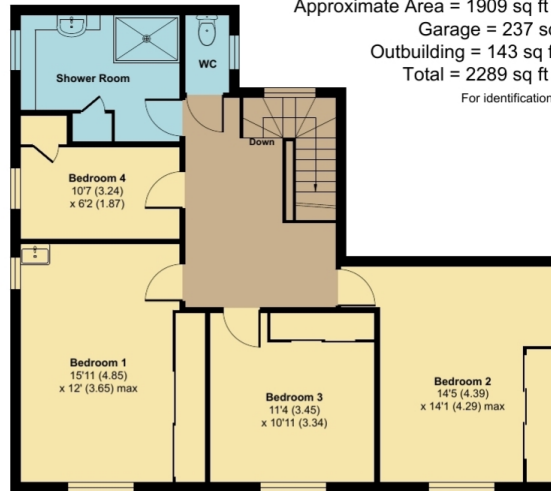
Approximate Area = 1909 sq ft / 177.3 sq m

Garage = 237 sq ft / 22 sq m

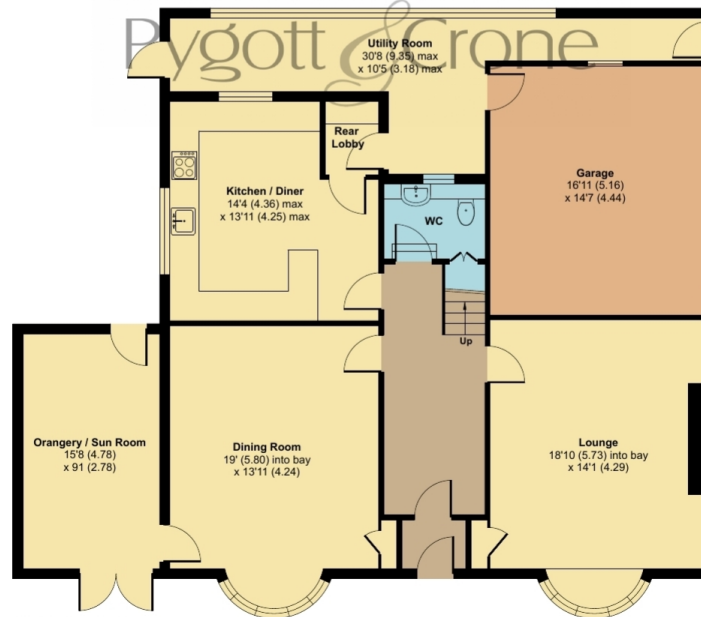
Outbuilding = 143 sq ft / 13.2 sq m

Total = 2289 sq ft / 212.5 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1345038



Location



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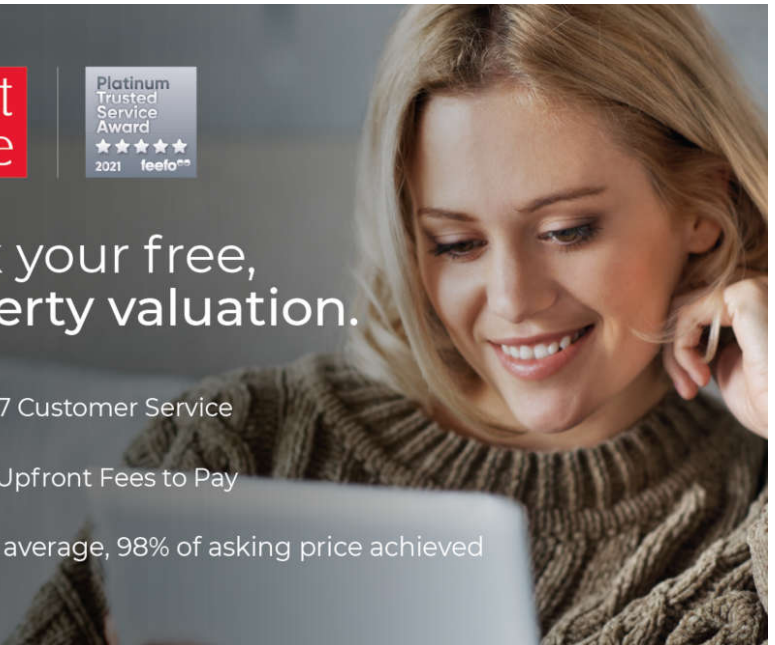










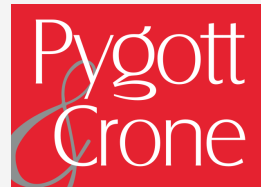


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