



Pygott  
& Crone

44 Goodwood Road  
Wollaton, Nottinghamshire, NG8 2FT

£399,999

## 3 Bedroom Detached House

- Freehold
- Extended Detached House
- Drive For 2 Vehicles & Tandem Garage
- Good Sized Enclosed & Private Rear Gardens
- 2 Reception Rooms
- Breakfast Kitchen
- Downstairs WC
- Scope For Further Extension ( STP )
- Ideal For the Sought After Fernwood School
- Conveniently Located For Wollaton Hall & Deer Park
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 44 Goodwood Road, Wollaton, Nottinghamshire, NG8 2FT](#)



## Overview

We are delighted to offer for sale this well presented extended three bedroom detached family home located in the "Heart of Wollaton" and offering a drive for 2 or 3 vehicles, tandem garage and substantial and enclosed rear gardens which are particularly private.

Upon entering this beautiful home you are greeted with a nice sized entrance porch useful for coats and shoes, moving through into the bright and welcoming hallway giving access to the upstairs and having a convenient ground floor WC. The good sized cosy dining room with bay window is off to the right with a fireplace housing the electric fire and offers a place to relax. Straight ahead is the breakfast kitchen with door to the garden, a range of base and wall units housing a range of integrated appliances. Finally to the ground floor is the extended lounge with lovely views over the gardens and a beautiful fireplace perfect for relaxing evenings.



Ascending the stairs to the first floor, you will find three good sized bedrooms off the landing which are served by a family bathroom. The landing has access to the roof space via a pull down loft ladder being part boarded for further storage.

The front of the house has a good sized drive and gated access leads to the tandem garage and beyond the extensive gardens with patio areas, lawns and flower shrub beds and borders.

Wollaton is a highly regarded residential suburb on the outskirts of Nottingham city centre, being extremely well placed for the services and amenities available within the city. It offers a range of local shops and amenities on Bramcote Lane and Trowell Road. A school bus service from Wollaton Road provides transport to Nottingham City centre.

Wollaton Hall was built between 1580 and 1588 for Sir Francis Willoughby and is believed to be designed by the Elizabethan architect, Robert Smythson, who had by then completed Longleat in Wiltshire. Wollaton Park has also been host to many large events and concerts. As well as the array of retail and leisure facilities, Wollaton also provides good access to the M1 via the A52 to the South and the A610 to the North.

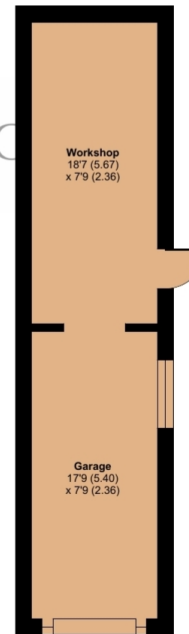
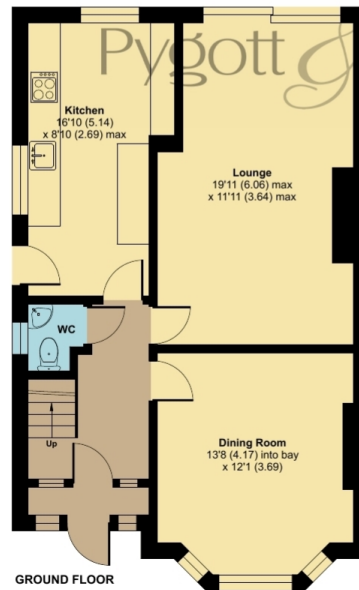
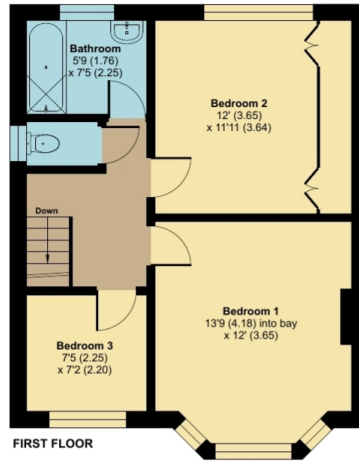




# Goodwood Road, Nottingham, NG8

Approximate Area = 1142 sq ft / 106 sq m  
Garage = 285 sq ft / 26.4 sq m  
Total = 1427 sq ft / 132.4 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: 1376808



## Location



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**Stonebow**  
Financial Services Ltd

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We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







An advertisement for Pygott Crone. On the right side, there is a close-up photograph of a smiling woman with blonde hair looking at a laptop. On the left side, there is a dark grey background with white text and icons. At the top left is the Pygott Crone logo. To its right is a 'Platinum Trusted Service Award' badge from feefo, dated 2021, with five stars. Below this, the text reads 'Book your free, property valuation.' followed by three service highlights: '24/7 Customer Service' with a calendar icon, '£0 Upfront Fees to Pay' with a hand holding a coin icon, and 'On average, 98% of asking price achieved' with a house icon.

Houses. Homes. Harmony.



44 Goodwood Road, Wollaton  
is on the market with our Wollaton branch

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