



Pygott
& Crone

85 Trowell Road
Wollaton, Nottinghamshire, NG8 2EJ

£330,000

2 Bedroom Detached Bungalow

- Freehold
- 2 Bed Detached Bungalow
- Good Sized Plot
- No Upward Chain
- 2 Reception Rooms
- Good Sized Kitchen
- Integral Garage With Electric Door
- Automated Curtain System
- Automated Opening Front Door
- Ideally Located For Local Amenities & Bus Routes
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 85 Trowell Road, Wollaton, Nottinghamshire, NG8 2EJ](#)



Overview

Situated in the sought-after village of Wollaton, this charming bungalow presents a fantastic opportunity for families, couples, or retired couples looking for a comfortable home. The property is neutrally decorated throughout, creating a blank canvas for personal touches and comes onto the market with the benefit of No Upward Chain and has a private driveway providing parking for 2-3 vehicles, a garage, and generous gardens to the side and rear.

The accommodation comprises an entrance porch leading into a welcoming hallway, a bright living room with feature fireplace, and a separate dining room (formerly Bedroom Three) enjoying pleasant views over the garden. The good-sized kitchen also overlooks the rear garden, providing a lovely outlook.

There are two bedrooms, including a spacious double bedroom with fitted wardrobes and a single bedroom currently used as a study, along with a modern shower room.



Externally, the property boasts a large side garden mainly laid to lawn with a garden shed, a rear garden also laid to lawn, and side access. To the front, a driveway leads to the garage, completing this attractive and versatile home.

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 and with the potential to extend this home will make a sound investment for a variety of purchasers.







Trowell Road, Nottingham, NG8

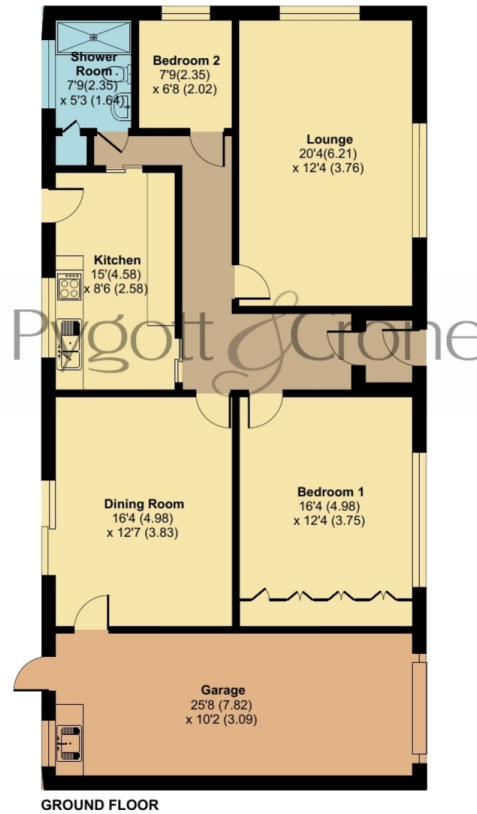
Approximate Area = 1094 sq ft / 101.6 sq m

Garage = 257 sq ft / 23.8 sq m

Outbuilding = 74 sq ft / 6.8 sq m

Total = 1351 sq ft / 125.5 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 2025. Produced for Pygott & Crane. REF: 1403639



Location



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



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

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.





Houses. Homes. Harmony.



85 Trowell Road, Wollaton
is on the market with our Wollaton branch

158a Bramcote Lane, Wollaton NG8 2QP

0115 985 4994