



16 Kingsdown Mount
Wollaton, Nottingham, NG8 2RQ

£450,000

4 Bedroom Detached House

- Freehold
- 4 Bed Detached House
- No Upward Chain
- Living/Dining Room
- L Shaped Conservatory
- Modern kitchen with granite worktops
- Built in wardrobes in two bedrooms
- Fernwood School Catchment
- Integral garage and double driveway
- Ideal Location For Access into Nottingham City Centre
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 16 Kingsdown Mount, Wollaton, Nottingham, NG8 2RQ](#)



Overview

We are delighted to offer for sale this well-presented four-bedroom detached family home, situated within the highly sought-after Fernwood School catchment area and available with the added advantage of no upward chain.

The accommodation is entered via a welcoming entrance hall featuring a useful understairs storage cupboard and a cloaks cupboard. The spacious living/dining room provides an excellent family and entertaining space, complete with a feature fireplace incorporating a wood-burning stove. French doors open into a large L-shaped conservatory, currently used as an additional sitting room, which enjoys delightful views over the generous wrap-around gardens.

The fitted kitchen overlooks the gardens and is equipped with a range of wall and base units, integrated appliances, a practical pantry, and direct access to the rear garden.



To the first floor, the landing leads to three well-proportioned double bedrooms, two of which benefit from fitted wardrobes, together with a fourth single bedroom that would also make an ideal home office. The family bathroom features a walk-in shower cubicle, fitted storage units, and an inset wash hand basin, while a separate WC completes the accommodation.

Externally, the property is approached via a block-paved driveway providing ample off-road parking for several vehicles, complemented by attractive mature shrubs and planting that enhance its kerb appeal. The driveway leads to the attached garage, offering additional parking or storage space.

The generous enclosed wrap-around gardens are a particular feature of the property, providing a wonderful setting for outdoor living and entertaining. Predominantly laid to lawn and bordered by a variety of mature shrubs and bushes, the gardens offer a high degree of privacy together with an ideal space for al fresco dining, family activities, and gardening enthusiasts.



Wollaton is one of Nottingham's most prestigious and sought-after residential areas, known for its leafy streets, period properties, and strong community atmosphere. It offers a mix of charming historic homes and modern family residences, appealing to professionals, families, and downsizers alike.

The area is famed for the iconic Wollaton Hall and its surrounding parkland, providing extensive green spaces, walking trails, and recreational facilities. Local amenities are excellent, including boutique shops, cafés, and well-regarded schools, making it particularly popular with families.

Wollaton benefits from convenient transport links into Nottingham city centre, nearby universities, and major road networks including the A52 and M1, offering easy access for commuters. Public transport connections are also readily available.



With its combination of attractive housing, established gardens, excellent local amenities, and proximity to green open spaces, Wollaton offers a highly desirable balance of suburban tranquillity and city accessibility, making it one of Nottingham's most coveted residential locations





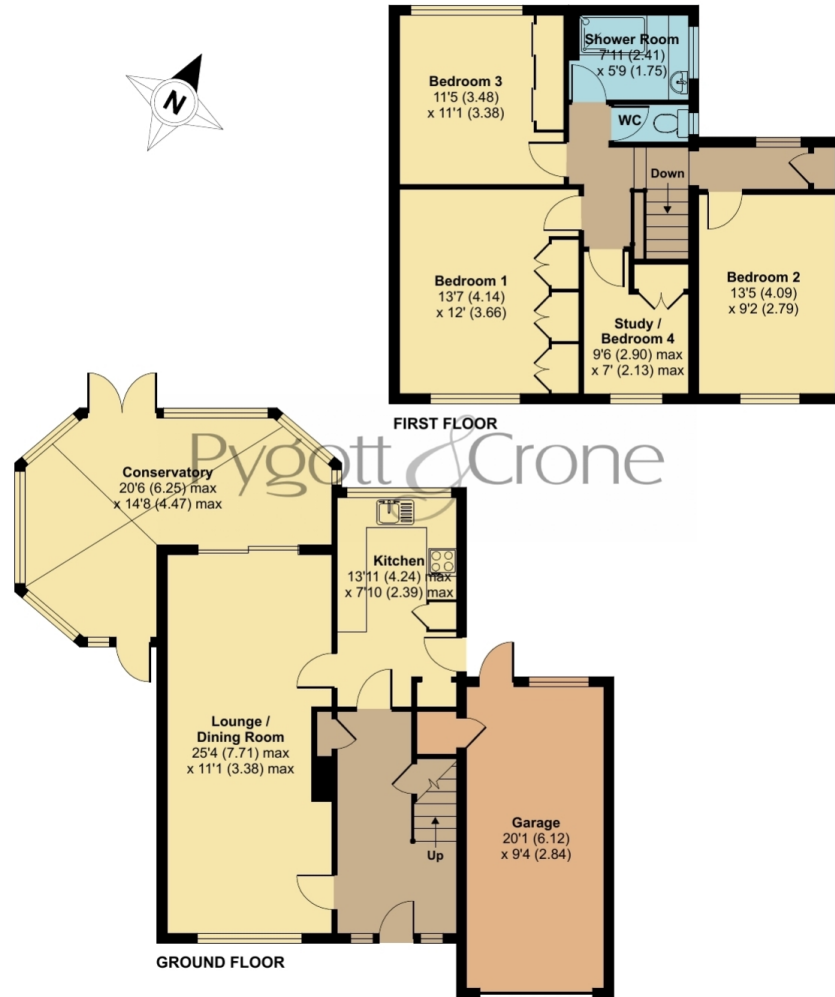
Kingsdown Mount, Nottingham, NG8

Approximate Area = 1394 sq ft / 129.5 sq m

Garage = 184 sq ft / 17.1 sq m

Total = 1578 sq ft / 146.6 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 2026. Produced for Pygott & Crone. REF: 1479840



Location



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is on the market with our Wollaton branch

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