



6 Knole Road
Wollaton, Nottinghamshire, NG8 2DB

£274,000

3 Bedroom Semi-Detached House

- Freehold
- 3 Bed Semi-Detached House
- No Upward Chain
- Modern Dining Kitchen
- Living Room With Bay Window
- Contemporary Family Bathroom
- Drive and Front & Rear Gardens
- Highly Sought After Location
- Fernwood School Catchment
- Ideal Opportunity for First Time Buyers, Young Professionals and Families
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 6 Knole Road, Wollaton, Nottinghamshire, NG8 2DB](#)



Overview

A spacious traditional three-bedroom semi-detached house, enjoying a quiet peaceful location with the benefit of off-road parking, a generous rear garden and a versatile living space. An early internal viewing comes highly recommended in order to be fully appreciated.

An attractive and well-presented home offering well-proportioned accommodation throughout. The property is entered via an entrance hall which leads to a spacious living room featuring a bay window, allowing plenty of natural light and creating a bright and welcoming living space.

To the rear of the property is a fitted dining kitchen, providing a range of wall and base units with space for dining. The kitchen enjoys pleasant views over the garden and also provides direct access to the rear garden, making it ideal for everyday family living and entertaining.



To the first floor, the landing gives access to three bedrooms. There are two good-sized double bedrooms, both benefiting from fitted wardrobes providing useful storage, together with a single bedroom which would also lend itself well as a home office or nursery. The contemporary family bathroom is fitted with a bath with shower over and a Crittall-style shower screen, vanity wash hand basin, and low flush WC, finished in a modern style.

Outside, the property enjoys a driveway providing off-road parking, along with lawned gardens to the front. Gated side access leads to the enclosed rear garden, offering a private outdoor space ideal for relaxing, gardening, or family use.



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.

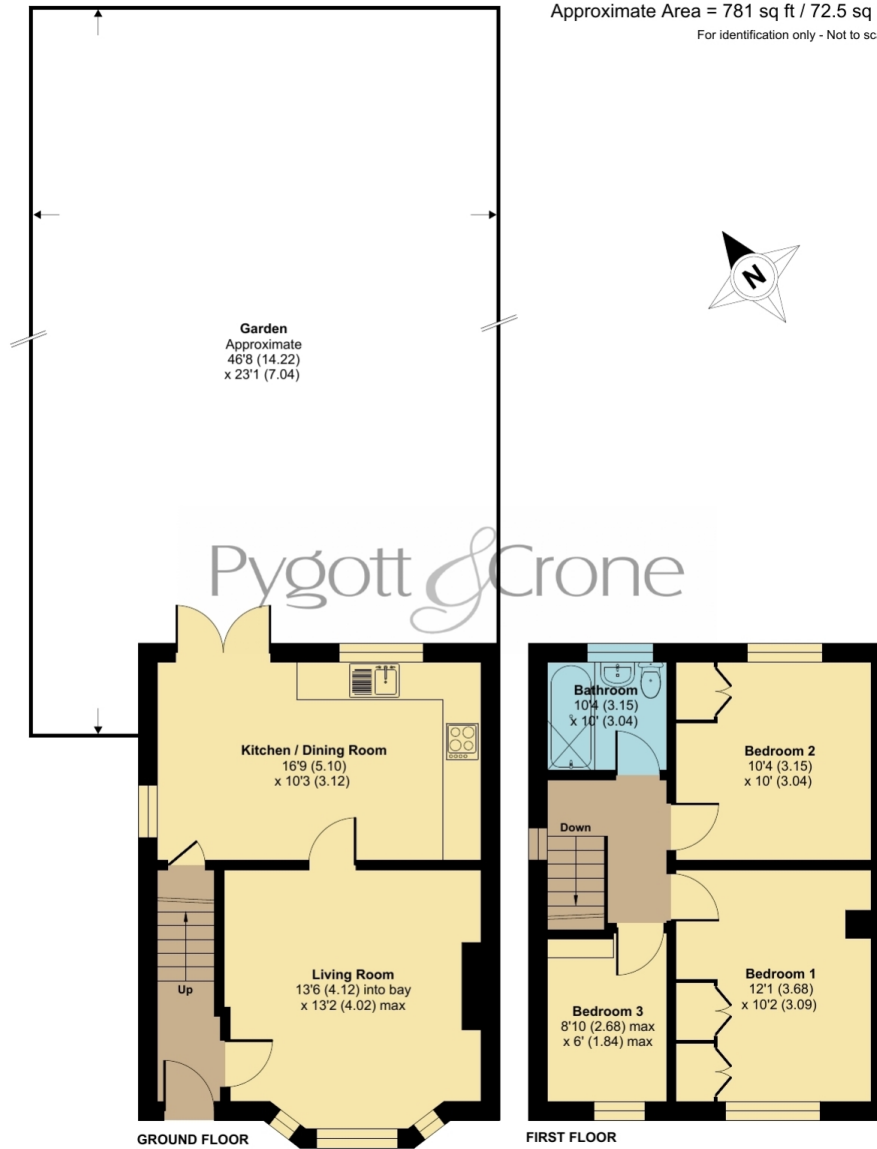
With its combination of attractive housing, established gardens, excellent local amenities, and proximity to green open spaces, Wollaton offers a highly desirable balance of suburban tranquillity and city accessibility, making it one of Nottingham's most coveted residential locations.





Knole Road, Nottingham, NG8

Approximate Area = 781 sq ft / 72.5 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). © nchecon 2025. Produced for Pygott & Crone. REF: 1426102



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6 Knole Road, Wollaton

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