



4 Knole Road
Wollaton, Nottinghamshire, NG8 2DB

£289,950



3 Bedroom Semi-Detached House

- Freehold
- Modern Semi-Detached Property
- Three Bedrooms
- Open Plan Kitchen Dining Space
- Well Presented throughout
- Corner Plot with Spacious Garden
- Driveway for Multiple Cars
- Fantastic Local Amenities and Transport Links
- Fernwood School Catchment Area
- Contemporary styled throughout
- EPC rating - D, Council Tax Band -B

[Click here to access the Energy Performance Certificate for 4 Knole Road, Wollaton, Nottinghamshire, NG8 2DB](#)



Overview

A very well presented three bedroom semi-detached home occupying a generous corner plot with gardens to the front, side and rear.

The property benefits from a double width driveway providing ample off-road parking, along with well-maintained wrap-around gardens offering excellent outdoor space and potential for further extension (subject to the necessary consents).

Internally, the accommodation is stylishly presented throughout with a contemporary feel. An entrance hall leads into the living room, featuring a bay window to the front and an attractive feature fireplace creating a cosy focal point.



To the rear of the property is a modern fitted breakfast kitchen offering an abundance of storage and integrated appliances. This space opens into a conservatory-style dining area, providing a light and airy setting with pleasant views over the garden — ideal for both everyday living and entertaining.

To the first floor, the landing gives access to three bedrooms and a modern family bathroom fitted with a contemporary suite.

This attractive home combines modern styling with generous outdoor space, all set within a desirable position on a sizeable corner plot.

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 tranquility and city accessibility, making it one of Nottingham's most coveted residential locations.





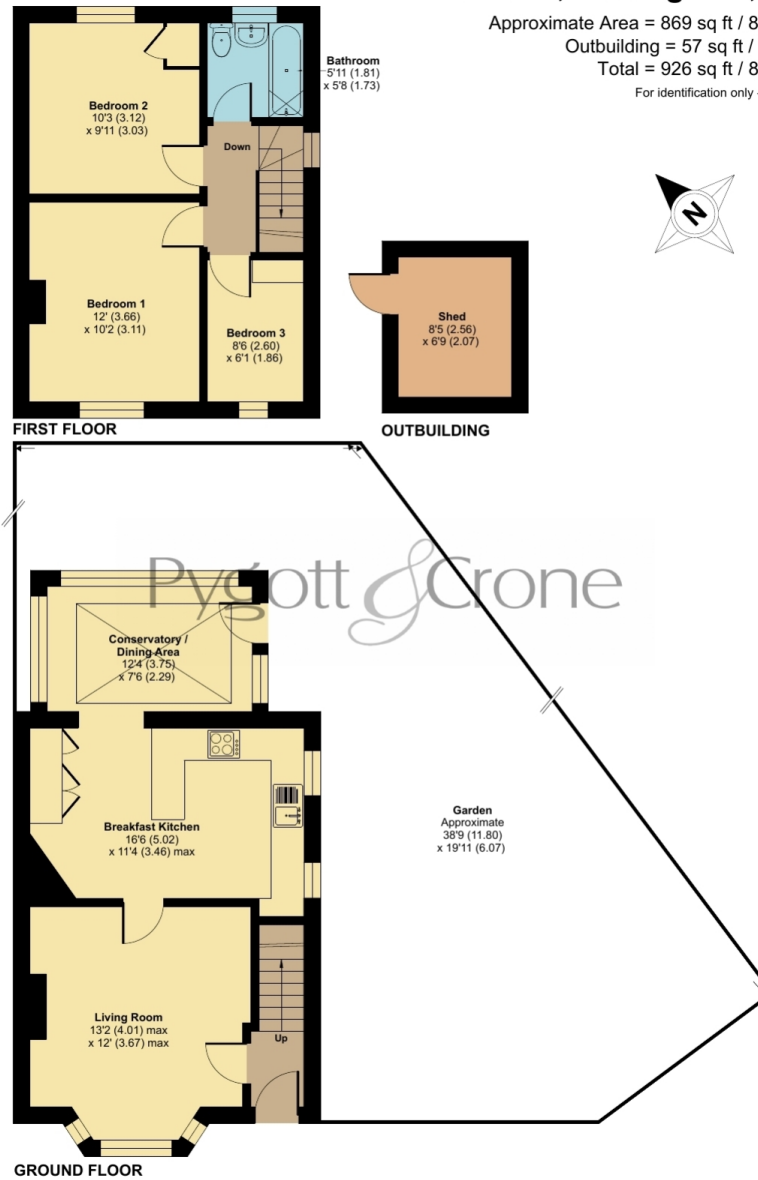
Knole Road, Nottingham, NG8

Approximate Area = 869 sq ft / 80.7 sq m

Outbuilding = 57 sq ft / 5.2 sq m

Total = 926 sq ft / 85.9 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). © nrichcom 2025. Produced for Pygott & Crone. REF: 1415762



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