



12 Goodwood Road
Wollaton, Nottinghamshire, NG8 2FT

£395,000

4 Bedroom Semi-Detached House

- Freehold
- Extended 4 Bed Semi-Detached House
- No Upward Chain
- 3 Reception Rooms
- Extended Kitchen
- Downstairs WC
- Extensive Gardens
- Drive & Garage
- Requires Upgrading
- Ideally Located For Wollaton Hall & Deer Park
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 12 Goodwood Road, Wollaton, Nottinghamshire, NG8 2FT](#)



Overview

This extended four bedroom semi-detached house offers generous living space and excellent potential for further development, ideal for families or buyers looking to create their perfect home in a sought after village location

The property requires some modernisation and improvement, giving the incoming purchaser the opportunity to add value and personalise the home. Currently, the accommodation comprises a welcoming entrance hall, cloakroom wc, a comfortable sitting room, a bright living room ad separate dining room. The breakfast kitchen provides access into the dining room and overlooks the rear garden.

Upstairs, the landing leads to three double bedrooms and a good sized single bedroom, along with a family bathroom and a separate WC, offering flexible sleeping arrangements.

Externally, the property features a front garden and driveway providing off-road parking. Gated access leads to the large, enclosed rear garden and garage, offering excellent scope for landscaping, entertaining, or potential extensions (subject to planning).



With its generous plot, flexible accommodation, and scope to improve and extend, this property represents a fantastic opportunity for those looking to create a bespoke family home in a sought-after location.

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 potential 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.







Goodwood Road, Nottingham, NG8

Approximate Area = 1463 sq ft / 135.9 sq m

Garage = 141 sq ft / 13 sq m

Outbuilding = 88 sq ft / 8.1 sq m

Total = 1692 sq ft / 157 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 2026. Produced for Pygott & Crone. REF: 1429658



Location



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

158a Bramcote Lane, Wollaton NG8 2QP

0115 985 4994