



236 Wollaton Vale
Wollaton, Nottinghamshire, NG8 2GP

£282,500

3 Bedroom Semi-Detached House

- Freehold
- 3 Bed Semi Detached House
- No Upward Chain
- Drive for Several Vehicles
- Garage
- Good Sized Front & Rear Gardens
- Dual Aspect Living/Dining Room
- L Shaped Breakfast Kitchen
- Downstairs WC
- Potential to Extend (stp)
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 236 Wollaton Vale, Wollaton, Nottinghamshire, NG8 2GP](#)



Overview

A three-bedroom semi-detached home with garage and good sized drive, ideally situated within the highly sought-after Fernwood School catchment area, offering well-balanced accommodation and excellent outdoor space—perfect for modern family living.

The property is entered via a welcoming entrance hall, complete with useful under-stairs storage and a convenient downstairs WC adds practicality, while the spacious dual-aspect living and dining room provides a light-filled and versatile space for both relaxation and entertaining. The L-shaped fitted breakfast kitchen is well-appointed and leads to a side drive which provides access to both the front and rear gardens and garage.

To the first floor, the landing includes access to the roof space. There are three well-proportioned bedrooms, all thoughtfully arranged, along with a family shower room.

Externally, the property benefits from a driveway providing off-road parking for several vehicles, complemented by mature shrubs to the front, creating an attractive approach. The enclosed rear garden is predominantly laid to lawn and bordered by established shrubs and planting, offering a private and secure outdoor space ideal for families and entertaining.



This is a superb opportunity to acquire a home in a desirable and family-friendly location with potential to extend subject to necessary planning application and approval.

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. 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.





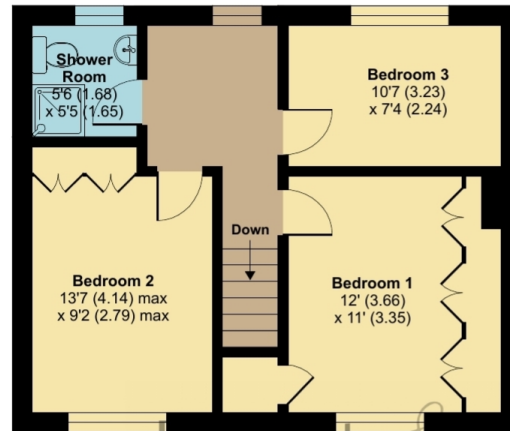
Wollaton Vale, Nottingham, NG8

Approximate Area = 936 sq ft / 86.9 sq m

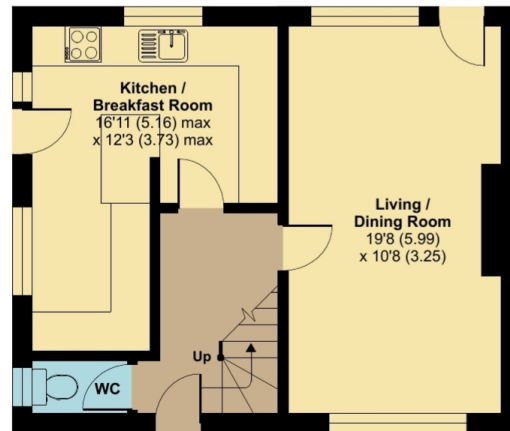
Garage = 126 sq ft / 11.7 sq m

Total = 1062 sq ft / 98.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1439989



Location



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is on the market with our Wollaton branch

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