



163 Sutton Passeys Crescent
Wollaton Park, Nottingham, NG8 1EA

£470,000

4 Bedroom Detached House

- Freehold
- 4 Bed Traditional Detached House
- Principal Bedroom with En Suite
- Extended Living Room
- Bay- Fronted Dining Room
- Extended Breakfast Kitchen
- Downstairs WC
- Drive for 3 vehicles, further gated drive & Garage
- Ideal Location For Wollaton Hall & Deer Park
- Close to Nottingham University and QMC Hospital
- EPC Rating - D, Council Tax Band - E

Click here to access the Energy Performance Certificate for 163 Sutton Passeys Crescent, Wollaton Park, Nottingham, NG8 1EA



Overview

An exceptional and thoughtfully extended four-bedroom detached residence, offering refined living spaces and a superb balance of elegance and practicality, ideally suited to modern family life.

Upon entering, a welcoming entrance hall sets the tone for the home with a useful downstairs WC, leading to a beautifully proportioned living room positioned to the rear, enjoying tranquil views across the garden and also giving access to the garden. To the front, a sophisticated dining room with a striking bay window overlooks the green, creating a charming setting for both formal entertaining and everyday dining. The heart of the home is the impressive breakfast kitchen giving access to the garden via patio doors, designed with both style and functionality in mind, complemented by a discreet utility area and direct access to the driveway—perfect for seamless day-to-day living.



The first floor continues to impress, with a spacious landing providing access to a boarded loft via a pull-down ladder, offering excellent additional storage. The principal bedroom is a luxurious retreat, complete with fitted wardrobes and a contemporary en suite shower room. Two further generously sized double bedrooms, a well-proportioned single bedroom, and a beautifully appointed family bathroom featuring a freestanding bath complete the accommodation.

Externally, the property enjoys a strong sense of arrival, with off-road parking for three vehicles to the front. Double gated access reveals a private side driveway providing further parking for two vehicles leading to a detached garage with an up-and-over door. The rear garden has been carefully landscaped to create a peaceful outdoor haven, featuring a paved patio ideal for al fresco dining, well-maintained lawns, and an array of mature shrubs and planting. An external hot and cold water supply further enhances the practicality of this exceptional home.

This is a property that effortlessly combines comfort, style and functionality in a highly desirable setting and it is surrounded by a wealth of amenities: local schools including Bluecoat Wollaton Academy (rated Outstanding by Ofsted), doctors' offices and shops, as well as excellent transport links such as bus services and trams. This home offers both convenience and luxury 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 as well as being only a short walk to Wollaton Hall. Whether you are looking for a peaceful retreat close to nature or a vibrant urban lifestyle, this property caters to all preferences..





Sutton Passeys Crescent, Nottingham, NG8

Approximate Area = 1502 sq ft / 139.5 sq m

Garage = 159 sq ft / 14.8 sq m

Total = 1661 sq ft / 154.3 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: 1430542



Location



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is on the market with our Wollaton branch

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