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FOR SALE
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Pygott
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306 Wollaton Vale
Wollaton, Nottinghamshire, NG8 2GG

£270,000

3 Bedroom Semi-Detached House

- Freehold
- 3 Bedroom Semi Detached House
- Living/Dining Room
- Fitted Kitchen
- Upstairs Bathroom
- Downstairs WC
- Enclosed Rear Gardens
- Close to Local Shops & Cafes
- Fernwood School Catchment
- New Boiler Installed April 2024
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 306 Wollaton Vale, Wollaton, Nottinghamshire, NG8 2GG](#)



Overview

A well presented three-bedroom semi-detached home, 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 housing an updated consumer unit installed in April 2025. 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 fitted kitchen is well-appointed and leads through to a side porch, which offers two valuable storage areas and provides access to both the front and rear gardens.

To the first floor, the landing includes a useful storage cupboard and access to the roof space. There are three well-proportioned bedrooms, all thoughtfully arranged, along with a family bathroom.



Externally, the property benefits from a driveway providing off-road parking, complemented by slate beds and 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 well-maintained home in a desirable and family-friendly 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. 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.







Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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Josh Campbell-Foreman

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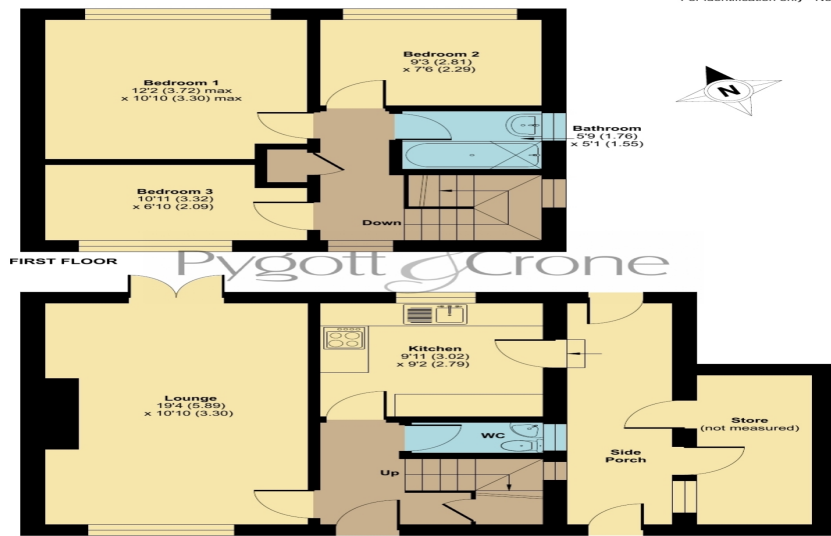




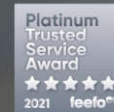
Wollaton Vale, Nottingham, NG8

Approximate Area = 894 sq ft / 83 sq m (exclude store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ricssecm 2026. Produced for Pygott & Crone. REF: 1431365



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