



Pygott  
& Crone

45 Cransley Avenue  
Wollaton, Nottinghamshire, NG8 2QX

£399,950

## 4 Bedroom Detached House

- Freehold
- No Onward Chain
- Spacious four double bedroom extended detached home offering excellent potential
- Situated in the sought-after area of Wollaton
- Generous living accommodation
- Private rear garden
- Integral garage plus multi-vehicle driveway
- Well-proportioned utility room
- Bright rooms with good natural light
- Scope for modernisation throughout
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 45 Cransley Avenue, Wollaton, Nottinghamshire, NG8 2QX](#)



## Overview

This spacious four-bedroom detached home occupies a desirable position on a quiet residential street in Wollaton, offering an excellent opportunity for families or buyers looking to create their ideal long-term home. The property benefits from an integral garage, a good-sized utility room, and private gardens, providing both practicality and outdoor space for relaxing or entertaining.

The welcoming hallway leads to a convenient downstairs WC, ideal for family life or guests. The home features a generously proportioned lounge/diner with patio door out to rear garden, offering a versatile space for relaxing and entertaining, with plenty of natural light creating a bright and airy feel throughout. The kitchen provides a practical layout with scope to modernise, alongside a well-sized utility room that adds further functionality and storage.



Upstairs, there are four very good-sized bedrooms, all capable of comfortably accommodating double beds, offering excellent flexibility for family living, guest rooms, or a home office. A separate bathroom and WC complete the first floor, providing ample facilities for a busy household.

Externally, the property boasts a generous private rear garden, perfect for children, pets, or outdoor entertaining, while the front of the property features a driveway with parking for multiple vehicles and a good-sized frontage enhancing the home's kerb appeal.

Ideally located close to Bramcote Lane High Street, residents benefit from a range of local shops, cafés, and amenities, with excellent transport links nearby providing easy access to Nottingham city centre and the M1. Set within a friendly and established neighbourhood, this home combines a peaceful residential setting with practicality and potential, making it a rare and exciting opportunity to acquire a spacious family home in Wollaton, ideally located for Wollaton Park.





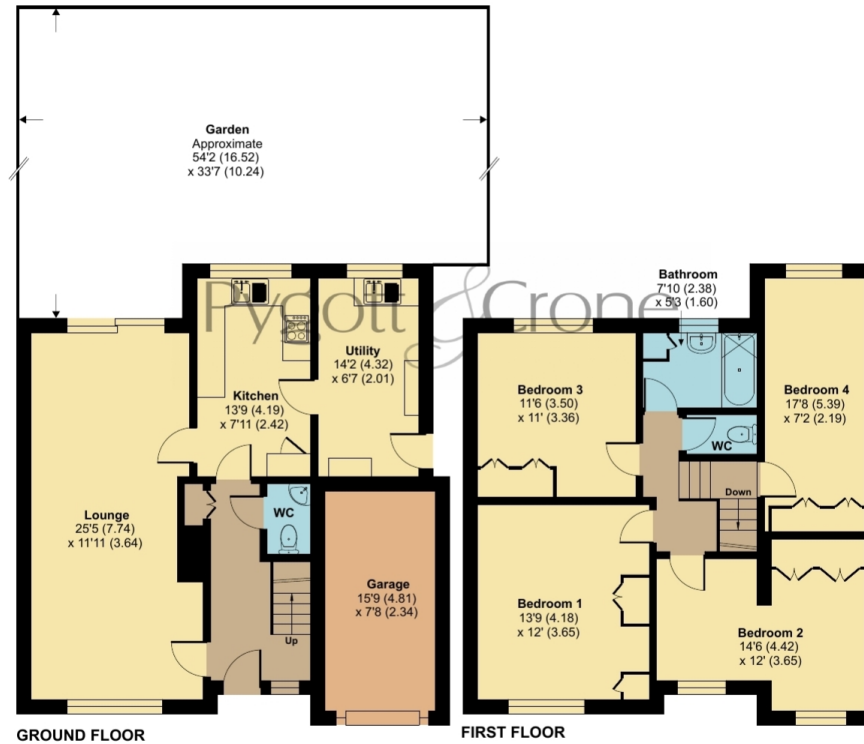
# Cransley Avenue, Nottingham, NG8

Approximate Area = 1331 sq ft / 123.6 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 1449 sq ft / 134.5 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: 1440391



## Location



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is on the market with our Wollaton branch

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