



Pygott  
& Crone

45 Ringwood Crescent  
Wollaton, Nottinghamshire, NG8 1HL

£295,000

## 3 Bedroom Semi-Detached House

- Freehold
- 3 Bed Semi Detached House
- Drive & Garage
- No Upward Chain
- Beautiful Private Rear Gardens
- Ideal Location For QMC Hospital & Nottingham University
- Upgraded Boiler Installed 2023
- Kitchen With Integrated Appliances
- Well Presented "Cottage Style" Feel Throughout
- Living Room & Dining Room
- EPC Rating - E, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 45 Ringwood Crescent, Wollaton, Nottinghamshire, NG8 1HL](#)



## Overview

A superb opportunity to purchase a bay fronted, traditional style semi detached house offering so much character and convenience with the advantage of a drive for several vehicles, garage and enclosed, private established rear gardens, which comes to market with the benefit of no upward chain.

Within catchment of the most favoured Fernwood and Bluecoat Academies, this location is always popular with families.

A delightful cottage-style three-bedroom semi-detached home, offering a driveway for up to three vehicles, a garage, and a generous, private enclosed rear garden.



The property welcomes you via an inviting entrance hall, complete with a useful understairs storage cupboard and access to both the living room and dining room. Positioned at the front of the home, the living room is bright and characterful, featuring a large bay window and an attractive brick fireplace, creating a cosy focal point.

Across the hall, the dining room provides an ideal space for entertaining, boasting its own feature fireplace and doors opening directly onto the rear garden. This room flows seamlessly into the kitchen, which is well-equipped with integrated appliances and a convenient breakfast bar, perfect for informal dining.

Rising to the first-floor landing, the property offers three well-proportioned bedrooms and a family bathroom. The principal bedroom is positioned to the front and benefits from a beautiful bay window, allowing an abundance of natural light to fill the room. To the rear, there is a generous double bedroom enjoying pleasant views over the garden, while the third bedroom is a comfortable single, currently utilised as a study—ideal for home working.

Completing the accommodation is the family bathroom, fitted with a bath and a separate shower cubicle, providing both practicality and convenience.



Externally, the property benefits from a block-paved driveway providing off-road parking for up to three vehicles, along with access to a garage. Gated side access leads through to the rear garden, which is both generously sized and private.

The enclosed rear garden is thoughtfully arranged, featuring well-maintained lawns, patio areas ideal for outdoor dining and entertaining, and a variety of mature shrubs and bushes that add colour and interest throughout the seasons.

The property is located just off Wollaton Road popular for schools such as Middleton School and Fernwood School, public transport leading into Nottingham City Centre, Queens Medical Centre and Nottingham University. For family fun, there is the well known Wollaton Hall and Deer Park and a number of desirable family and pet friendly public houses in the area.





# Ringwood Crescent, Nottingham, NG8

Approximate Area = 928 sq ft / 86.2 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 1148 sq ft / 106.6 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). © ntechcom 2026. Produced for Pygott & Crone. REF: 1450861



## Location



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is on the market with our Wollaton branch

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