



35 Woodbank Drive  
Wollaton, Nottinghamshire, NG8 2QW

£350,000

## 4 Bedroom Semi-Detached House

- Freehold
- 4 Bed Extended Semi-Detached House
- Living Room & Dining Room
- Fitted Kitchen
- Downstairs WC
- GCHS & D/G
- Front & Enclosed Rear Gardens
- Fernwood School Catchment
- Ideal For Bramcote Lane Shops & Cafes
- No Upward Chain
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 35 Woodbank Drive, Wollaton, Nottinghamshire, NG8 2QW](#)



## Overview

A spacious four-bedroom semi-detached home offered for sale with no upward chain, situated in a popular residential location within the Fernwood School catchment and a stones throw from Bramcote Lane shops and cafes.

Although requiring some modernisation, the property has been well maintained throughout and offers excellent potential for a family home.

The accommodation briefly comprises a good-sized entrance hall, a convenient downstairs wc, a bright lounge to the front with a large window, a separate dining room overlooking the rear garden, and a fitted kitchen with views and access to the garden.

To the first floor, the landing leads to three double bedrooms, one single bedroom, a refitted shower room, and a separate WC.



Outside, the property benefits from a driveway leading to the garage with an electric roller door, together with front gardens. To the rear is a generous enclosed garden featuring a block-paved patio, lawns, mature shrubs and borders, and a garden shed.

Wollaton is one of Nottingham's most prestigious and sought-after residential areas, known for its leafy streets, period properties, and strong community atmosphere. It offers a mix of charming historic homes and modern family residences, appealing to professionals, families, and downsizers alike.

The area is famed for the iconic Wollaton Hall and its surrounding parkland, providing extensive green spaces, walking trails, and recreational facilities. Local amenities are excellent, including boutique shops, cafés, and well-regarded schools, making it particularly popular with families.



Wollaton benefits from convenient transport links into Nottingham city centre, nearby universities, and major road networks including the A52 and M1, offering easy access for commuters. Public transport connections are also readily available.

With its combination of attractive housing, established gardens, excellent local amenities, and proximity to green open spaces, Wollaton offers a highly desirable balance of suburban tranquillity and city accessibility, making it one of Nottingham's most coveted residential locations.

Viewing is highly recommended to appreciate the space and potential on offer.







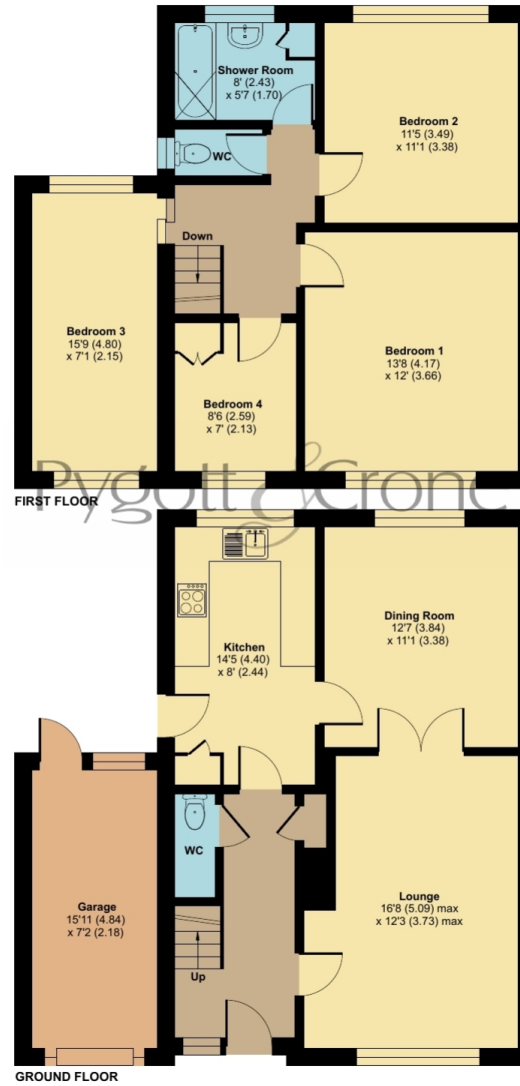
## Woodbank Drive, Nottingham, NG8

Approximate Area = 1210 sq ft / 112.4 sq m

Garage = 114 sq ft / 10.5 sq m

Total = 1324 sq ft / 122.9 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). © nchecon 2026. Produced for Pygott & Crone. REF: 1469384



## Location



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



**Stonebow**  
Financial Services Ltd

### Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



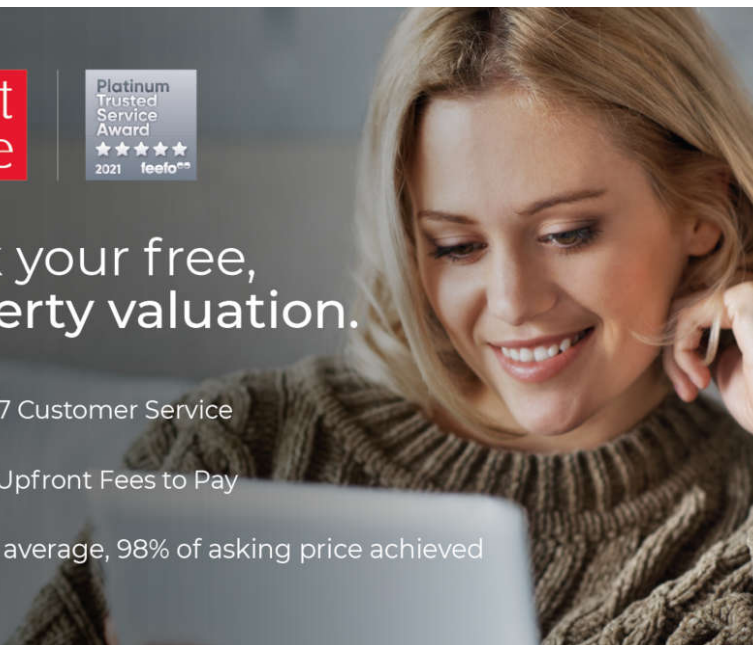
**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.




There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.





**Pygott & Crone** | Platinum Trusted Service Award  
★★★★★  
2021 feefo


## Book your free, property valuation.

-  24/7 Customer Service
-  £0 Upfront Fees to Pay
-  On average, 98% of asking price achieved

# Pygott Plus<sup>+</sup>

## YOUR PERSONAL PROPERTY JOURNEY

- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use



Houses. Homes. Harmony.



35 Woodbank Drive, Wollaton  
is on the market with our Wollaton branch

---

158a Bramcote Lane, Wollaton NG8 2QP

0115 985 4994