



5 Larchdene Avenue
Wollaton, Nottinghamshire, NG8 2PF

£265,000

3 Bedroom Semi-Detached House

- Freehold
- 3 Bed Extended Semi Detached House
- No Upward Chain
- Good Sized plot
- Needs upgrading
- 2 Reception Areas
- Downstairs W/C & Utility Room
- Breakfast Kitchen
- Walking distance to Bramcote Lane shops
- 3 good sized bedrooms
- EPC Rating - E, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 5 Larchdene Avenue, Wollaton, Nottinghamshire, NG8 2PF](#)



Overview

Situated in this popular part of Wollaton, just a short walk to Bramcote Lane shops and Fernwood Schools, this extended three double bedroom home is for sale with no onward chain. Offering the purchaser the opportunity to make further improvements to their personal taste and potential of further extension, subject to the necessary planning consents

An extended three-bedroom semi-detached property occupying a generous plot and offered for sale with no upward chain. Requiring modernisation throughout, the property presents an excellent opportunity for buyers to create a family home to their own specification, with further potential to extend (subject to the necessary planning consents).

The accommodation comprises an entrance hall with a useful downstairs WC and staircase to the first floor. The good-sized living room enjoys a window to the front aspect and opens through an archway into the extended dining room, which benefits from doors leading out to the rear garden.

The extended breakfast kitchen is fitted with a range of wall and base units and overlooks the rear garden. A side door leads to a large porch providing access to both the front and rear gardens, together with a useful utility room.



To the first floor are three well-proportioned bedrooms, two of which overlook the rear garden, with the third enjoying a front aspect. The family bathroom is fitted with a shower cubicle, wash hand basin, WC and bidet.

Externally, the property benefits from a driveway and front garden. The sizeable rear garden features a former garage base, lawned areas, and a variety of mature shrubs and bushes, offering excellent outdoor space and further potential.

Early viewing is recommended to appreciate the scope and opportunity this property has to offer.

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, nearby university hospitals including the Queens Medical Centre 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.





Larchdene Avenue, Wollaton, NG8

Approximate Area = 1429 sq ft / 132.7 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). © nrichcom 2025. Produced for Pygott & Crone. REF: 1478370



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.

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

Houses. Homes. Harmony.



5 Larchdene Avenue, Wollaton
is on the market with our Wollaton branch

158a Bramcote Lane, Wollaton NG8 2QP

0115 985 4994