



17 Ewell Road
Wollaton, Nottinghamshire, NG8 2DE

£350,000

4 Bedroom Semi-Detached House

- Freehold
- Extended Semi - Detached House
- Four Bedrooms
- 3 Reception Rooms & Upstairs Study
- Extended Breakfast Kitchen
- Good Sized Rear Gardens
- Contemporary Styled Shower Room
- Off Road Parking For 2-3 Cars
- Conveniently Located For Wollaton Hall & Deer Parl
- Fernwood School Catchment
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 17 Ewell Road, Wollaton, Nottinghamshire, NG8 2DE](#)



Overview

This well-presented and extended four-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for growing families.

The property is approached via a double-width driveway providing off-road parking for two to three vehicles. An entrance porch offers a practical space for coats and shoes before leading into the welcoming hallway.

To the left is the attractive living room, featuring a bay window to the front elevation, a feature fireplace, and a contemporary upright radiator. Opposite, bedroom four provides flexible accommodation and could also be used as a home office or playroom, with a front-facing window and radiator.

The living room opens into the dining room, which enjoys pleasant views over the rear garden and provides an excellent space for entertaining. From here, the breakfast kitchen is fitted with a range of shaker-style wall and base units, complemented by an integral double oven, gas hob with extractor hood, breakfast bar, and space and plumbing for a dishwasher, together with space for a fridge/freezer. A door and window lead through to the conservatory.



The conservatory provides additional living space overlooking the rear garden and benefits from plumbing and space for both a washing machine and tumble dryer, together with double doors opening onto the patio.

To the first floor, the landing has access to the loft via a pull-down ladder, with the loft being partially boarded to provide useful storage. There are three generous double bedrooms, two overlooking the front and one to the rear, along with a separate study enjoying views across the garden.

Completing the accommodation is a stylish contemporary shower room, fitted with a corner shower featuring a mains mixer shower, a vanity unit incorporating the wash hand basin and WC, a chrome heated towel rail, and an obscure glazed rear window.

Outside, the enclosed rear garden is mainly laid to lawn with a patio seating area and garden shed, providing an excellent space for outdoor dining, children to play, or simply relaxing.



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.



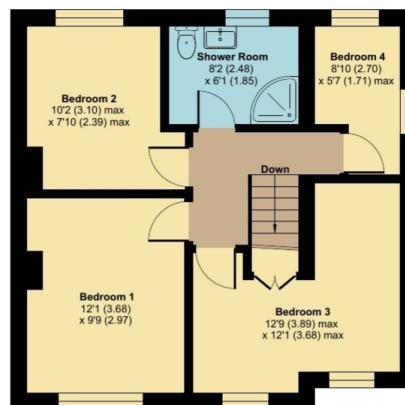




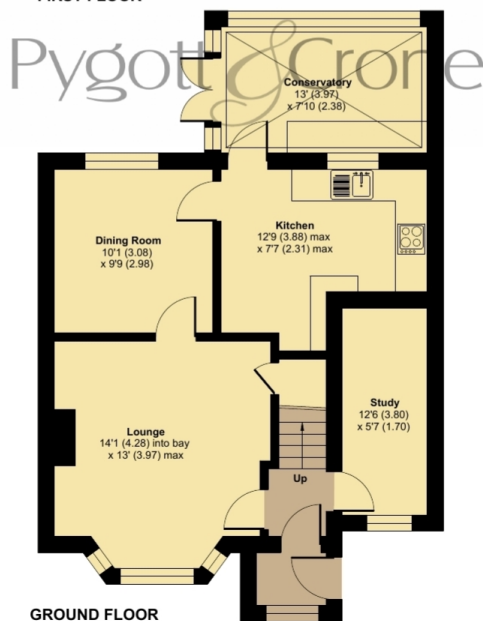
Ewell Road, Nottingham, NG8

Approximate Area = 1170 sq ft / 108.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1499925



Location



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