



25 Seaford Avenue
Wollaton, Nottinghamshire, NG8 1LA

£359,950

3 Bedroom Detached House

- Freehold
- Bay Fronted Extended Detached House
- Three Bedrooms
- No Upward Chain
- Extended Kitchen To The Rear
- Driveway, Carport & Garage
- Easy Access To The City Hospital & QMC
- Close By To Wollaton Park
- Excellent Transport Links To M1
- Great Potential to Extend (STP)
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 25 Seaford Avenue, Wollaton, Nottinghamshire, NG8 1LA](#)



Overview

We are delighted to present for sale this impeccably presented extended detached family home located perfectly for access to the prestigious Wollaton Hall and Deer Park.

An immaculately presented and extended three-bedroom detached family home, offered for sale with the added benefit of no upward chain. Occupying a generous plot with substantial enclosed gardens, this bright and airy property also offers further scope for extension (subject to the necessary permissions).

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, an extended fitted kitchen with pantry and breakfast bar overlooking the rear gardens, and a spacious living room with feature fireplace opening through to the dining room with bay window. The living room enjoys views over the enclosed rear gardens and is accessed via patio doors, creating an ideal space for relaxing and entertaining.



To the first floor, the landing benefits from a feature picture window, leading to three well-proportioned bedrooms, two of which include fitted wardrobes. The accommodation is completed by a modern white bathroom suite and separate WC.

Externally, the property enjoys a front lawn and driveway providing ample off-road parking, with double doors leading to the car port and garage beyond. The substantial rear gardens are fully enclosed and beautifully maintained, featuring patio seating areas, lawns, and well-stocked flower and shrub borders.

Early viewing is highly recommended to appreciate the size, presentation, and potential this excellent family home has to offer.

Surrounded by a wealth of amenities, including local schools, doctors' offices, and shops, as well as excellent transport links such as bus services and trams, this home offers both convenience and luxury in equal measure. Additionally, the property is situated within close proximity to a myriad of fine dining restaurants, charming cafes, and vibrant bistros, providing a multitude of options for leisure and entertainment. Whether you are looking for a peaceful retreat close to nature or a vibrant urban lifestyle, this property caters to all preferences.

This is a great opportunity for families looking to be close to excellent schools in a popular family residential area.





Seaford Avenue, Nottingham, NG8

Approximate Area = 980 sq ft / 91 sq m

Garage = 141 sq ft / 13 sq m

Total = 1121 sq ft / 104 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 2025. Produced for Pygott & Crone. REF: 1470023



Location



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



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25 Seaford Avenue, Wollaton
is on the market with our Wollaton branch

158a Bramcote Lane, Wollaton NG8 2QP

0115 985 4994