



12 Christopher Close
Wollaton, Nottinghamshire, NG8 2AX

£200,000

2 Bedroom Semi-Detached House

- Freehold
- 2 Bed Semi Detached House
- Drive & Enclosed Rear Gardens
- No Upward Chain
- Requires Upgrading
- Living Room & Dining Kitchen
- GCHS & Double Glazed Windows
- Fernwood School Catchment
- Scope to Extend (stp)
- Cul De Sac Location
- EPC Rating - D, Council Tax Band -B

[Click here to access the Energy Performance Certificate for 12 Christopher Close, Wollaton, Nottinghamshire, NG8 2AX](#)



Overview

A well-presented two-bedroom semi-detached home, situated in a pleasant cul-de-sac location and offered to the market with no upward chain.

The accommodation comprises an entrance into the lounge, featuring a double-glazed window to the front aspect and stairs rising to the first floor. To the rear is a dining kitchen fitted with a range of wall and base units, with a door providing access to the rear garden.

The first-floor landing provides access to the loft space and leads to two generous double bedrooms, one positioned to the front and the other to the rear of the property. The family bathroom is fitted with a panelled bath with shower over, WC, wash hand basin, and a useful storage cupboard.



Externally, the property benefits from a good-sized driveway providing off-road parking, alongside a lawned front garden with mature shrubs and borders. Gated side access leads to the enclosed rear garden, which offers a good degree of privacy and includes a garden shed. Offering a fantastic residential setting that combines convenience, community, and green surroundings.

An ideal first-time purchase or investment opportunity, early viewing is highly recommended.

Renowned for its desirable location, Wollaton is a well-connected and family-friendly neighbourhood, making it an ideal choice for a wide range of buyers. Wollaton is a popular location with one of the standout attractions being Wollaton Hall and Deer Park, a stunning historic estate just a short distance away, offering beautiful parkland, scenic walking trails, and a rich heritage. Whether you enjoy weekend strolls, picnics, or simply unwinding in nature, this green space is a significant local highlight. The area boasts excellent transport links, with easy access to Nottingham city centre via regular bus services and convenient road connections, including the A52 and A609, making commuting straightforward. For those who travel further afield, the M1 motorway is within reach, providing great connectivity to surrounding regions.



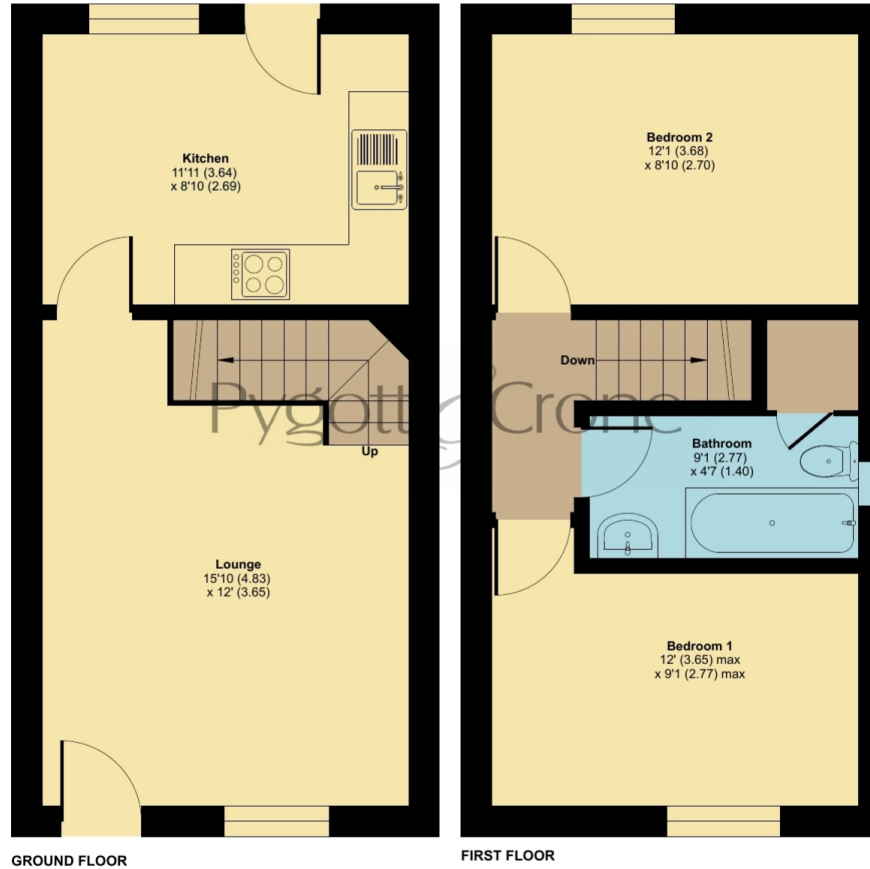




Christopher Close, Wollaton, NG8

Approximate Area = 602 sq ft / 55.9 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). © ncthem 2026. Produced for Pygott & Crone. REF: 1480306



Location



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12 Christopher Close, Wollaton
is on the market with our Wollaton branch

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