



295 Wollaton Vale  
Nottingham, Nottinghamshire, NG8 2PX

£365,000

## 3 Bedroom Bungalow

- Freehold
- 3 Bed Detached Bungalow
- Double Drive & Garage
- Immaculately Presented Throughout
- Enclosed Low Maintenance Rear Garden
- Living/Dining Room
- Versatile Bedroom 3/Office/Sitting Room
- Close to Local Bus Routes into Nottingham
- Short Walk to Bramcote Lane Shops & Cafes
- Contemporary Styled Kitchen & Bathroom
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 295 Wollaton Vale, Nottingham, Nottinghamshire, NG8 2PX](#)



## Overview

This well-proportioned detached bungalow offers a practical layout with generous living accommodation and three bedrooms, making it a versatile home suited to families, downsizers, or those looking for single-level living.

Situated in a sought-after residential location in Wollaton, with excellent transport links to Nottingham city centre, the M1 and A52, Nottingham hospitals, universities and Wollaton Hall and Deer Park.

Immaculately presented throughout, this modern three-bedroom detached bungalow enjoys a sought-after position in Wollaton, conveniently located close to public transport links, doctors' surgeries, dentists, local shops, and cafés.

The accommodation begins with a spacious entrance porch leading into a welcoming hallway, which provides access to the loft space via a pull-down ladder and houses the boiler. The generous living/dining room is filled with natural light, featuring a large picture window overlooking the front aspect, an additional side window, and an attractive feature fireplace.



The modern high gloss fitted kitchen offers a range of wall and base units, with some integrated appliances, a window overlooking the rear garden, and a door leading to the side porch.

The contemporary shower room is fitted with a shower cubicle, WC, wash hand basin, and side-facing window.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes, with one overlooking the front aspect and the other enjoying views over the rear garden. The third bedroom, currently utilised as a home office, also features fitted furniture and offers versatile accommodation that could equally serve as a sitting room, hobby room, or guest bedroom.

An integral garage is accessed from the entrance porch, while the driveway provides off-road parking for up to three vehicles.

Externally, the property boasts an attractive south-west facing rear garden designed for low-maintenance living, complete with a summer house and garden sheds, creating an ideal space for relaxing and entertaining.

Viewing is highly recommended to fully appreciate the quality, presentation, and desirable location of this excellent bungalow.



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.





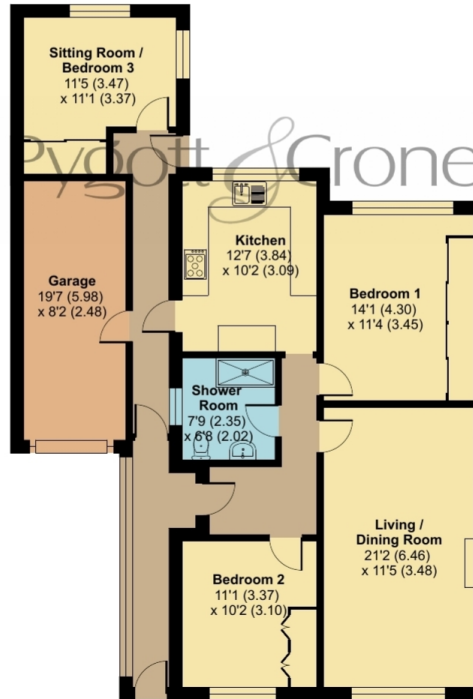
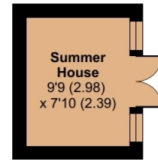




## Wollaton Vale, Nottingham, NG8

Approximate Area = 1098 sq ft / 102 sq m  
Garage = 152 sq ft / 14.1 sq m  
Outbuilding = 77 sq ft / 7.1 sq m  
Total = 1327 sq ft / 123.2 sq m

For identification only - Not to scale



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: 1483986



## Location



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is on the market with our Wollaton branch

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