



20 Fernwood Crescent
Wollaton, Nottinghamshire, NG8 2GF

£275,000

3 Bedroom Semi-Detached House

- Freehold
- 3 Bed Semi Detached House
- Drive For 2/3 Cars
- Living/Dining Room
- Utility Room with Kitchenette
- Upstairs Bathroom with WC
- Downstairs WC
- Garden Room/Home Office/Gym
- Enclosed Landscaped Rear Gardens
- No Upward Chain
- EPC Rating - C, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 20 Fernwood Crescent, Wollaton, Nottinghamshire, NG8 2GF](#)



Overview

Offered to the market with no upward chain, this well-presented three-bedroom semi-detached home is ideally situated within the highly sought-after Fernwood School catchment area. Boasting spacious accommodation, ample off-road parking, and a versatile garden room, this property is perfect for families and professionals alike.

The accommodation begins with a welcoming entrance hall featuring useful under-stairs storage and a convenient ground floor cloakroom fitted with a low-level WC and wash hand basin.

The bright and spacious dual-aspect living/dining room benefits from a large front-facing window and French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining.



The fitted kitchen offers a range of wall and base units with an inset stainless steel sink, integrated oven, hob and extractor hood, space for an American-style fridge/freezer, underfloor electric heating, a rear-facing window overlooking the garden, and access to the side porch. The side porch provides doors to both the front and rear of the property and leads to a practical utility/kitchenette with additional storage units, plumbing and space for a washing machine, an inset stainless steel sink, and a window overlooking the garden.

To the first floor, the landing includes a useful storage cupboard and access, via a pull-down loft ladder, to the boarded loft space, providing excellent additional storage. There are three generously proportioned bedrooms, with one overlooking the front and two enjoying views of the rear garden. The family bathroom is fitted with a panelled bath, vanity wash hand basin, low-level WC, and heated towel rail.

Externally, the property benefits from a block-paved driveway providing off-road parking for two to three vehicles. The enclosed, landscaped rear garden has been thoughtfully designed and features a patio area with an outside water supply, a lawn, raised planted borders with inset lighting, a garden shed, and an excellent summer house. Currently used as a home gym, the summer house benefits from power, lighting and heating, making it equally suitable as a home office, studio or hobby room.



This is a fantastic opportunity to purchase a spacious family home in a popular residential location with excellent local amenities, well-regarded schools and convenient transport links.

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. 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.

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 and with the potential to extend this home will make a sound investment for a variety of purchasers.





Fernwood Crescent, Nottingham, NG8

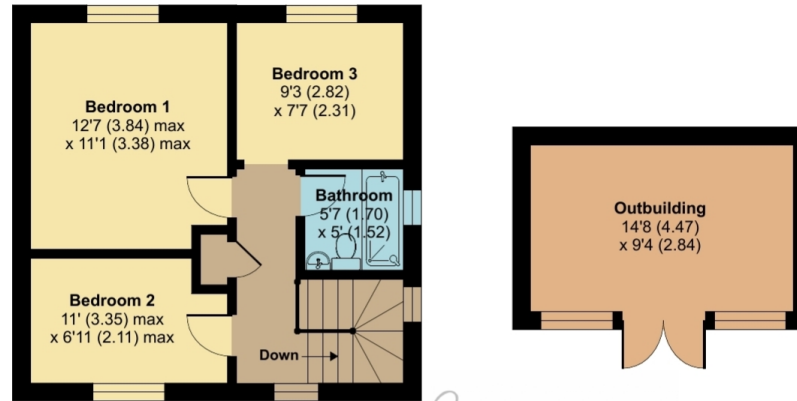
Approximate Area = 840 sq ft / 78 sq m (excludes lean-to)

Utility / Kitchenette = 62 sq ft / 5.8 sq m

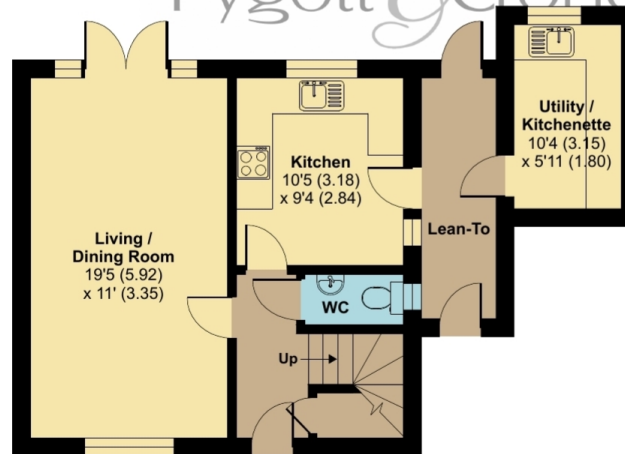
Outbuilding = 136 sq ft / 12.6 sq m

Total = 1038 sq ft / 96.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





Location



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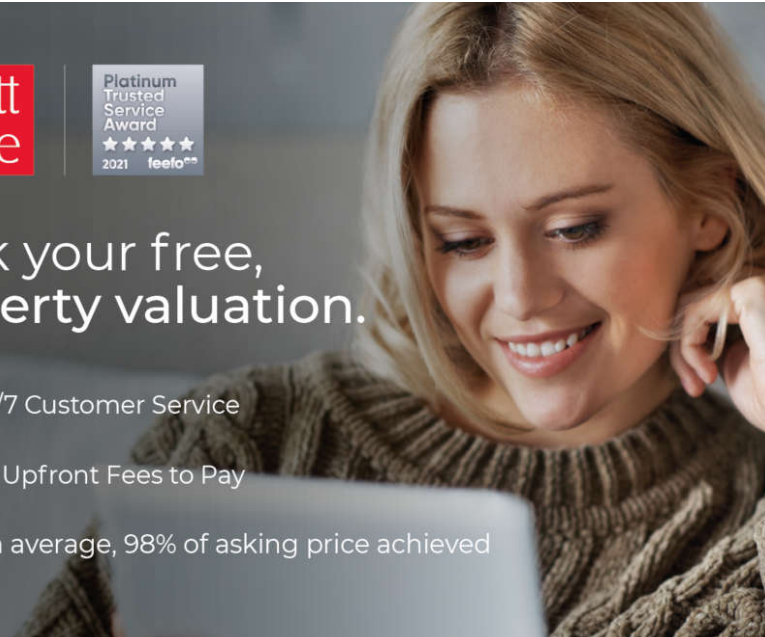







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is on the market with our Wollaton branch

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