



56 Charlecote Drive
Nottingham, Nottinghamshire, NG8 2SB

Offers in excess of
£425,000

4 Bedroom Detached House

- Freehold
- Four-bedroom detached family home situated on the popular Charlecote Drive.
- Requires full modernisation, offering an excellent opportunity to create a home to your own specification.
- Entrance porch and hallway providing access to the principal ground-floor accommodation.
- Spacious lounge/diner offering generous living and dining space.
- Conservatory providing additional versatile living accommodation overlooking the rear garden.
- Kitchen, utility room and downstairs WC, with excellent potential for updating and improvement.
- Four well-proportioned bedrooms to the first floor, complemented by a family bathroom.
- Integral garage and generous paved driveway providing useful parking and storage.
- Front and rear gardens, with the front combining lawn and paving and the rear being mainly laid to lawn with mature shrubs.
- EPC Rating - E, Council Tax Band - D



Overview

Situated on the popular Charlecote Drive, this substantial four-bedroom detached house offers generous and versatile accommodation arranged over two floors, together with an integral garage, driveway and gardens to the front and rear. The property requires full modernisation throughout and presents an excellent opportunity for purchasers looking to refurbish and create a spacious family home to their own specification and taste.

The accommodation begins with an entrance porch leading into a welcoming hallway, providing access to the principal ground-floor rooms. The lounge/diner offers a generous reception space with plenty of scope for creating a comfortable living and dining area, while the conservatory provides additional flexible living space with views over the rear garden. The kitchen offers a further opportunity for modernisation and could be transformed into a contemporary and practical family kitchen. There is also a separate utility room, downstairs WC and integral garage, providing useful practical and storage space.



To the first floor are four well-proportioned bedrooms, offering excellent flexibility for a growing family, home office or guest accommodation, together with a family bathroom. The property offers considerable potential for updating and improvement throughout, allowing the successful purchaser to create a modern home tailored to their individual requirements, subject to any necessary consents.

Externally, the property benefits from a generous frontage with a combination of lawn and paved areas, together with a paved driveway providing ample off-road parking and access to the integral garage. The rear garden is predominantly laid to lawn and is complemented by a variety of mature shrubs, creating an established outdoor space with plenty of scope for landscaping and enhancement.

Overall, this is a spacious detached family home requiring comprehensive updating, offering excellent potential for those seeking a substantial property to modernise and make their own. The combination of four bedrooms, generous reception accommodation, kitchen, conservatory, utility room, downstairs WC, integral garage and established gardens makes this an exciting refurbishment opportunity. Early viewing is highly recommended to appreciate the size, layout and potential this property has to offer.

Agents Note:- The sale is subject to a Grant of Representation (Probate) which has been applied for but has not been granted yet.





Charlecote Drive, Nottingham, NG8

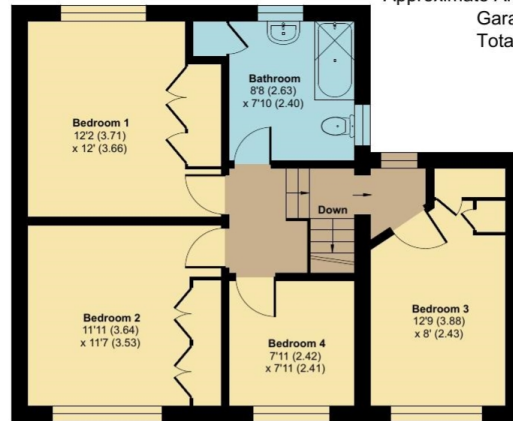


Approximate Area = 1572 sq ft / 146 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1720 sq ft / 159.7 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: 1512775



Location



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