

Pygott & Crone

73 Arleston Drive

Wollaton, Nottinghamshire, NG8 2FZ

£360,000

4 Bedroom Semi-Detached House

- Freehold
- 4 Bed Semi Detached House
- Off Road Parking for 4/5 Cars
- Enclosed Rear Gardens & Car Port
- New Kitchen
- New Bathroom
- New Carpets & Redecorated Throughout
- Living/Dining Room & Conservatory
- Utility Porch
- No Onward Chain
- EPC Rating - C, Council Tax Band - B

Click here to access the Energy Performance Certificate for 73 Arleston Drive, Wollaton, Nottinghamshire, NG8 2FZ





Overview

Immaculately Presented Four Bedroom Semi-Detached Family Home – No Upward Chain - In Fernwood School Catchment

This beautifully presented four bedroom semi-detached family home has been thoughtfully updated and improved by the current owners, creating a stylish and contemporary home which is ready to move straight into. The property benefits from a brand new kitchen and bathroom, newly re plastered and redecorated interiors, new carpets throughout and landscaped front and rear gardens, together with a generous driveway, tandem car port and enclosed rear garden.

The property is ideally suited to modern family living and comes to the market with the added benefit of no upward chain.

A useful utility porch provides a practical entrance to the property, with plumbing and space for a washing machine, whilst also offering the perfect place for muddy shoes, paws and pushchairs.

The welcoming entrance hallway features a useful understairs storage cupboard housing the meters, radiator and stairs rising to the first floor.





To the left is the impressive living/dining room, enjoying plenty of natural light from the large picture window to the front elevation. A feature fireplace with electric fire creates an attractive focal point, while the room benefits from two radiators and sliding patio doors opening into the conservatory.

The conservatory has been newly carpeted and enjoys pleasant views over the rear garden. A particularly versatile addition to the home, this space has previously been used as both a dining room and playroom, offering flexibility to suit the needs of the new owners.

The newly installed kitchen is beautifully presented and fitted with a comprehensive range of wall and base units, complemented by an inset one-and-a-half bowl stainless steel sink. Integrated appliances include a fridge/freezer, oven, microwave, hob with extractor and dishwasher. A useful utility cupboard houses the Worcester combination boiler, while a side window provides natural light and double doors give direct access onto the garden.

To the first floor, the landing has a useful storage cupboard, radiator and window overlooking the front elevation. There are three bedrooms, with one overlooking the front and two enjoying views over the rear garden.





The newly installed family bathroom is finished in a contemporary style and comprises a bath with mains-fed rainfall shower over, vanity wash hand basin, low-flush WC and chrome heated towel rail. Tiled walls and an obscured side window complete the room.

A further flight of newly carpeted stairs leads to the fourth bedroom, located on the top floor. This versatile room benefits from two skylights, a useful storage cupboard and additional under-eaves storage, with part of the loft area boarded.

Outside, the property enjoys an attractive landscaped frontage with a generous driveway and low-maintenance pebbled area providing ample parking for several vehicles. The driveway leads to a tandem car port with up-and-over door, useful water supply and access through to the large shed and rear garden.

The enclosed rear garden has been landscaped to provide a combination of timber decking, low-maintenance pebbled areas and lawns with raised planted borders, creating a pleasant and practical outdoor space for entertaining, relaxing and family enjoyment.

Overall, this is an exceptionally well-presented and comprehensively improved family home, offering generous and versatile accommodation arranged over three floors, excellent parking and attractive landscaped gardens, with the significant advantage of no upward chain.





This attractive home offers well balanced living space in a desirable location and would make an ideal purchase for families or those seeking a comfortable home with convenient access to local amenities, schools and transport links

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, 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













Arleston Drive, Nottingham, NG8

Approximate Area = 1064 sq ft / 98.8 sq m (excludes carport)
Limited Use Area(s) = 38 sq ft / 3.5 sq m
Outbuilding = 62 sq ft / 5.7 sq m
Total = 1164 sq ft / 108 sq m
For identification only - Not to scale

Denotes restricted head height



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Pygott & Crone. REF: 1529911









Location



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