



**772 Wollaton Road, Wollaton, Nottingham**

£1,500,000





Stunning residence extending to 5028 Sqft • 0.25 acre of grounds (STMS) • Six double bedrooms • Detached spacious annexe • Impeccable detail and finish throughout • Impressive open plan dining kitchen • CAT 6 Technology • Highly desirable location

#### Local Information

Wollaton is a highly regarded residential suburb on the outskirts of Nottingham city centre, being extremely well placed for the services and amenities available within the city. Wollaton offers a range of local shops and amenities situated less than one mile away on Bramcote Lane. A school bus service from Wollaton Road provides transport to independent schools, Trent College in Long Eaton and Nottingham High School.

Wollaton Hall was built between 1580 and 1588 for Sir Francis Willoughby and is believed to be designed by the Elizabethan architect, Robert Smythson, who had by then completed Longleat in Wiltshire. In 2012, the Elizabethan manor of Wollaton Hall was chosen by Warner Bros for the set of Wayne Manor in The Dark Knight Rises.

Wollaton Park has also been host to many large events and concerts, schools, traditional public houses and good access to the M1 via the A52 to the South and the A610 to the North. The M1 is 9.4 miles away.

#### About this property

A stunning individual designed family home extending to over 5000 Sqft of versatile accommodation with underfloor

heating throughout set in 0.25 acres of landscaped grounds.

Double wrought iron gates with brick pillars front this spectacular property and a gravelled drive provides parking for several vehicles. Access via the side elevation through to the rear garden.

Entrance into the spacious reception hall with Porcelanosa tiled flooring and underfloor heating. Cloakroom off stylishly tiled and fitted with hand wash basin, WC and touch light mirror. Storage cupboard and cloakroom located within the hallway, with stairs ascending to the first floor accommodation.

Leading off from the well-lit entrance hall is a superb family room with luxurious deep pile soft carpet, ornate bespoke wall panelling. Plenty of natural light streams in from the window to front aspect.

The impressive open plan kitchen is clearly the hub of the home with Porcelanosa tiles and underfloor heating which spans this expansive room. Stylish kitchen designed by Stephen Christopher comprises of under counter fridge and freezer, additional full height fridge and freezer. Illuminated soft close slide drawers, twin dishwashers, coffee machine and built-in NEFF electric, steam oven









with hide and slide doors. The main island and worktops are finished in Dekton with inset induction hob and Bora downdraft induction. Sink with hot tap, pop up concealed plugs and USB ports and integrated knife block. Wine fridge recessed into the wall next to the walk-in pantry fitted with box shelving. Contemporary Bellfire feature fireplace neatly nestles between the dividing wall to the sitting room allowing both rooms to benefit.

Sliding and tri folding doors exit to a lovely patio area with continued Porcelanosa grip tiles.

The sitting room offers a further relaxing space with deep pile carpet, superbly designed wood panelling, open view to the Bellfire and tri-folding doors to the rear garden.

The utility room provides excellent storage with space for washer and dryer, sink with drainer inset to Dekton worktop. Cupboard housing Worcester boiler, window and door to the side access. Leading off is a spacious home office, with excellent WIFI connection, comms unit and CCTV. Window to the front aspect and accessible loft hatch.

The first floor accommodation comprises of six spacious double bedrooms, two bathrooms, and en suite to the principal bedroom which benefits from a walk-in wardrobe and contemporary style en suite shower room, beautifully tiled throughout with hand wash basin and WC, wall mounted touch light mirror. The bedroom overlooks the rear garden with glass panelled balcony. Three of

the bedrooms share the rear outlook and three to the front elevation. All have deep pile sumptuous carpet which flows through the landing. The two bathrooms, uniquely and individually designed both occupy a walk-in drench shower and free standing bath, beautifully tiled throughout with floating vanity units, inset wash basins and touch mirror lighting.

Stairs leading to the 2nd floor with two ready to complete attic rooms which can be utilised and fitted to the buyers individual use. Storage room off the landing.

The outside of the property is beautifully finished to both front and rear elevations. The rear garden is mainly laid to lawn with trimmed high hedging and resin pathway leading to the garden annexe.

The annexe is in first phase, front door, tri-folding patio doors garden facing. All services connected are gas, electric and water with outside drainage. Internet access linked to the main house.

**Tenure**  
Freehold

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office. Telephone: +44 (0) 115 934 8020.
















Wollaton Road, Nottingham, NG8  
Gross Internal Area 4654 sq ft

Approximate Area = 432.4 sq m / 4654 sq ft  
Garden Room / Store = 34.8 sq m / 374 sq ft  
Total = 467.2 sq m / 5028 sq ft  
Including Limited Use Area (21.9 sq m / 235 sq ft)  
For identification only. Not to scale.  
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 293493

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220218RECL

