



£379,995

3 Bedroom Detached House for sale  
8 Kelstern Close, Nottingham



## Overview

"The Ultimate Corner Plot – Space, Privacy, and Parking Galore!"

Perfectly positioned at the head of a quiet cul-de-sac in popular NG8, this 3-bedroom detached home is a rare gem. Boasting a commanding corner plot with a wrap-around garden and a substantial driveway for multiple vehicles, it's a dream for families and commuters alike. Located just minutes from Wollaton Park, top-rated schools like Bluecoat Academy, and the M1, this home offers the perfect balance of suburban peace and city convenience.

Huge Corner Plot: Extra garden space and massive potential to extend (STPP).



## Key Features

- Ample off road parking
- South Western garden
- detached house
- Popular cul-de-sac location
- Easy access to A610 and M1 (J26)
- Corner Plot
- potential to extend (STPP)



## Exceptional 3-Bedroom Detached on Substantial Corner Plot – The Perfect Family Hub

**The Property:** Occupying a commanding position on Kelstern Close, this 3-bedroom detached home is a rare find for the NG8 area. Sitting on an enviable corner plot, the property offers a level of privacy and outdoor space that is hard to match. With a large wrap-around south western garden and a substantial driveway providing ample parking for multiple vehicles (ideal for large families or those with a motorhome/van), this home is as practical as it is charming.

**The Lifestyle & Area:** Living on Kelstern Close puts you in the heart of a vibrant community with everything you need right on your doorstep.

**Green Space & Leisure:** You are just a short drive or a brisk walk away from the iconic Wollaton Hall & Deer Park. Whether it's a morning run, a weekend picnic, or a visit to the "Batman" house, it's a world-class amenity to have as your local park.

**Shopping & Dining:** Local shops, supermarkets, and popular pubs are all within easy reach, offering a blend of convenience and community feel.

**Top-Tier Schooling:** The property is ideally located for families, with several highly-regarded schools nearby:

**Primary:** Rosslyn Park Primary and Ambleside Primary are both within walking distance (approx. 0.5 miles).

**Secondary:** You are well-placed for Bluecoat Aspley Academy and the Nottingham Girls' Academy (rated Outstanding), making this a long-term home for growing families.

**Commuting & Connectivity:** Whether you work in the city or travel further afield, the transport links are second to none:

**By Car:** You have almost immediate access to the A610, which whisks you to the M1 (Junction 26) in under 10 minutes.

**By Bus:** Frequent bus services (including the NCT 77 and 78 routes) run nearby, taking you into Nottingham City Centre in approximately 15-20



minutes.

By Tram: Phoenix Park 10 min walk away

Healthcare: The property is perfectly situated for staff at the Queen's Medical Centre (QMC) or City Hospital, both of which are easily accessible.

Massive potential to extend (STPP)

This is a property not to be missed if you're looking for room for all the family!!

we are required by law to conduct anti-money laundering checks on all those buying a property. These will be completed by an outsourced partner supplier who will send you a link to complete an online ID and verification check. We will advise you of the cost of these checks before confirming the acceptance of your offer. The cost covers obtaining the relevant data, any manual checks needed and any monitoring that might be required. The fee will need to be paid by you in advance of the memorandum of sale being issued for the property.

## Hall

Upon entering, you are greeted by a bright and airy entrance hallway that serves as the heart of the home. This inviting space features a neutral décor and provides seamless access to the spacious family lounge and the modern kitchen. With ample room for coats and shoes, it offers a practical yet stylish transition to the main living areas.

## Kitchen

The spacious kitchen is a highlight of the ground floor, offering a practical layout with a range of wall and base units and plenty of workspace for the home cook. A convenient side door provides quick access to the driveway-perfect for bringing in the weekly shopping. The kitchen flows effortlessly into the dedicated dining room, creating a social open-plan feel that is ideal for family mealtimes or entertaining friends while overlooking the garden.

## Dining Room

The formal dining room is a beautifully bright space, perfectly positioned for both family life and entertaining. It offers a seamless flow from the kitchen, making serving meals effortless. The highlight of this room is the direct access to the patio area via [French doors/Sliding doors], blurring the lines between indoors and out-perfect for alfresco dining, summer BBQs, and keeping an

eye on the children as they play in the garden.

## Lounge

At the front of the property sits the spacious family lounge, a tranquil room designed for relaxation. The large forward-facing window ensures the space is bathed in morning light. With its clever 'walk-through' design leading into the dining area, the lounge feels open and inclusive, while still maintaining the ability to be a private, peaceful sanctuary away from the hustle and bustle of the kitchen.

## Conservatory

Leading off the dining room is a large uPVC conservatory, significantly extending the living accommodation. This bright and airy space serves as a fantastic multi-purpose room-ideal as a playroom, home office, or an additional lounge. Featuring double doors that open out onto the paved patio area, it creates a brilliant indoor-outdoor flow that is perfect for summer entertaining

## Landing

A spacious galleried landing leads to the three bedrooms and the main family bathroom. The area feels open and uncluttered, offering additional space for a small storage unit or bookshelves. Access to the loft is located here, providing further potential for storage or future development (subject to planning).

## Bathroom

The well-appointed family bathroom is perfectly sized for a busy household. It includes a full-sized bathtub with an overhead shower, ensuring the best of both worlds. A large frosted window to the side elevation provides excellent privacy while allowing for plenty of natural light and ventilation. The space is finished with easy-to-clean flooring and neutral decor

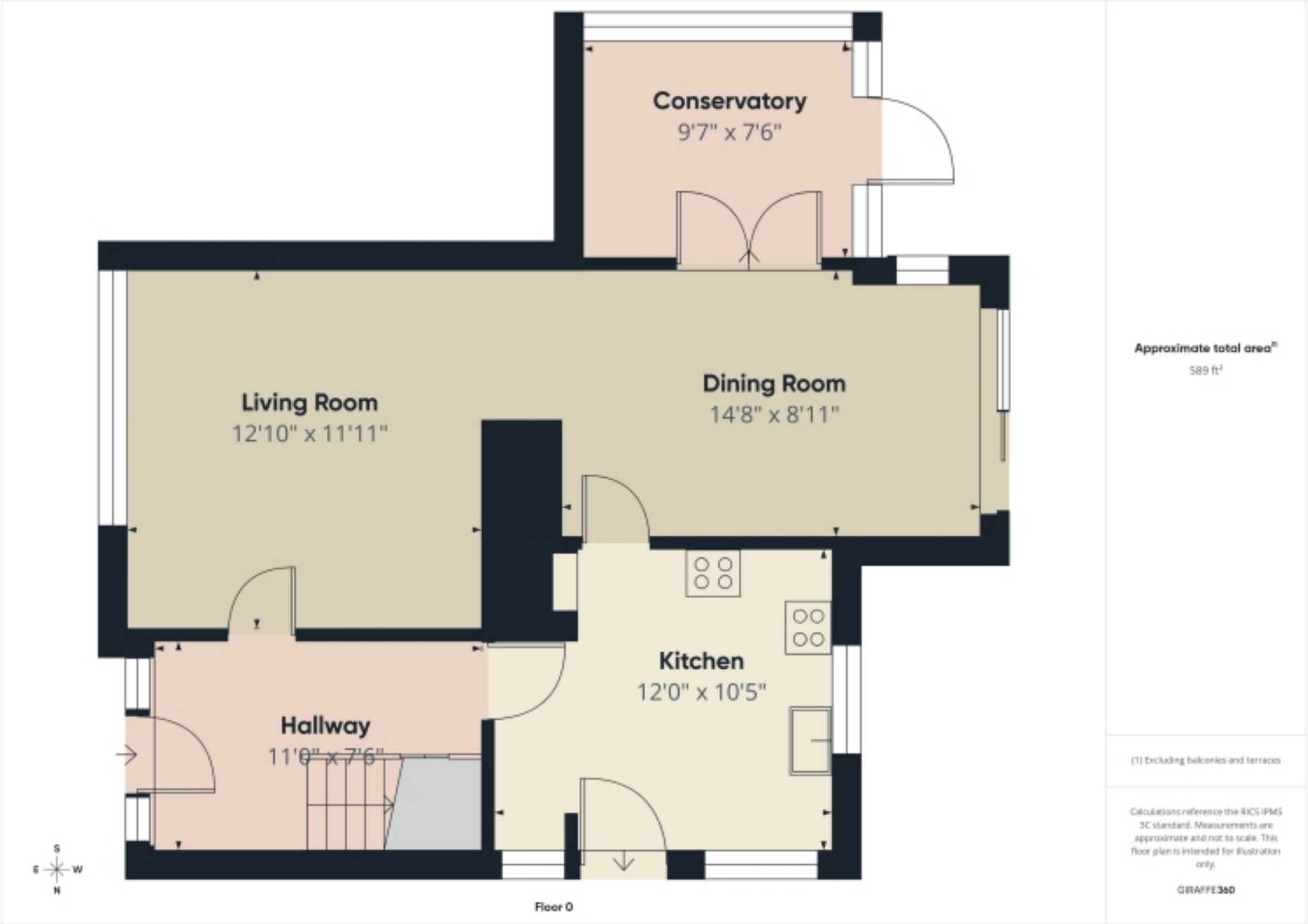
## Bedroom 1

Bedroom One is a generous double room boasting a large rear-aspect window that floods the space with natural light. Looking out over the leafy garden and the conservatory below, it offers a lovely 'green' view to wake up to. The room is finished with neutral décor, providing a blank canvas for the new owners.

## Bedroom 2

Situated at the front of the home, this generous second bedroom is well-proportioned and versatile. The neutral finish and large window make it feel incredibly light and welcoming. There is ample floor space for a variety of furniture layouts, easily accommodating a double bed and freestanding wardrobes.

# Floorplans



Floorplans



# Floorplans



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1024 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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