



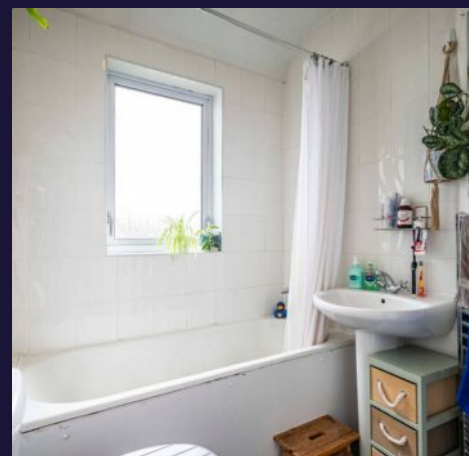
Hendon Rise, Nottingham

Guide Price £180,000



Prepare to be captivated by this characterful Victorian semi-detached home, ideally located within walking distance to Nottingham City Centre. This 3-bedroom property boasts a large rear garden, perfect for enjoying private gatherings with family and friends. As you step inside, the open-plan living and dining rooms are both bright and spacious, with the bay-fronted living room boasting a charming fireplace. Upstairs there are two double bedrooms, alongside a good-sized third, providing ample space for all the family. The master bedroom steals the spotlight with its feature fireplace, adding a touch of elegance to this home. Whether you're a first-time buyer or someone seeking a home you can make your own, this family home provides the perfect canvas for its lucky new owners.

- Characterful Victorian Semi-Detached Home
- Large Rear Garden To Be Enjoyed in Privacy
- Within Walking Distance To Nottingham City Centre
- Open-Plan Living/Dining Room
- Bay Fronted Living Room With Fireplace
- Two Double Bedrooms And Good Sized Third
- Master Bedroom With Feature Fireplace
- Popular Residential Street
- Great Public Transport Links
- Easy Access To Commuter Routes Suchas M1





Entrance Hall

Inviting entrance hall with access to the first floor.

Lounge/Diner

12' 2" x 14' 6" (3.72m x 4.42m)

Open plan lounge diner with exposed brick chimney breast, fireplace and bay window to the front aspect. The dining room offers a brilliant space for family and friends to enjoy whilst offering a fitted storage unit and access to the kitchen.

Kitchen

9' 5" x 14' 6" (2.86m x 4.42m)

Lined with a range of wall and base units, the original recessed chimney breast adds even more character to this Victorian home.

Bedroom 1

15' 4" x 11' 1" (4.67m x 3.37m)

Huge master bedroom with x2 windows to front aspect and a feature fireplace with exposed brick chimney breast.

Bedroom 2

9' 2" x 12' 10" (2.80m x 3.91m)

Second double bedroom with a window to the rear aspect, allowing views to the garden.

Bedroom 3

9' 5" x 11' 5" (2.86m x 3.49m)

A generous third bedroom currently used as a nursery, but allows ample space for an adult's single bed.

Bathroom

Well-appointed family bathroom with three-piece suite comprising panel bath with shower over, wash hand basin, and a low-level W.C.

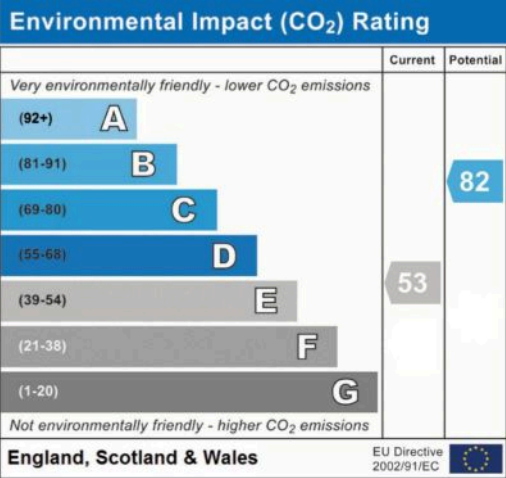
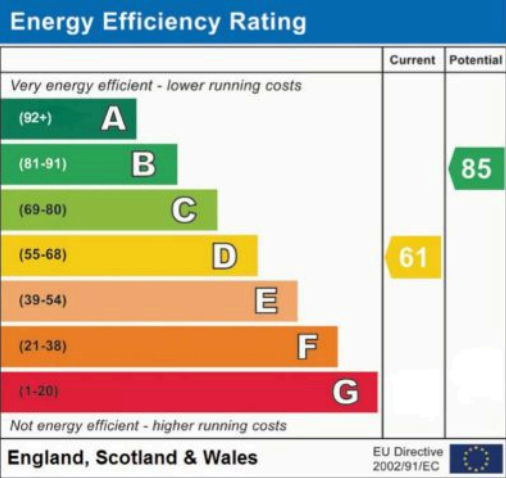








GROSS INTERNAL AREA
 FLOOR 1 49.3 m² FLOOR 2 48.0 m²
 TOTAL : 97.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • info@comfortestates.co.uk • www.comfortestates.co.uk