



Elswick Drive, Beeston
£1,195 pcm

 **Comfort**
Estates



Elswick Drive

Beeston, Nottingham

Comfort Estates are proud to present this charming three-bedroom unfurnished home, set on a generous corner plot with a large, enclosed garden — perfect for families or professionals.

Ideally located, the property offers easy access to the **Queen's Medical Centre**, **University of Nottingham**, and **Boots HQ**. It's just a two-minute walk to the **Beeston canal path** and **River Trent**, offering beautiful walking and cycling routes. Excellent transport links are also nearby, including the **A52**, **M1**, and the **Skylink bus service to East Midlands Airport**.

One of the highlights of this home is its **proximity to the stunning Attenborough Nature Reserve** — a scenic walk along the canal leads you straight there, where you'll find tranquil surroundings and a friendly visitor centre.

Beeston itself is a vibrant town with an array of **independent shops, cafés, bars, restaurants**, and even its own **cinema**, offering a great local lifestyle.





Elswick Drive

Beeston, Nottingham

| Three Bedrooms | Excellent Location | Corner Plot | Great Transport Links |
Driveway | Private Garden | Available 8th September 25 |
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Private Garden
- Double Garage
- Driveway
- Excellent Transport Links
- 3 Bedrooms
- Close to QMC and Nottingham University
- Appliances Included
- Available 8th September 2025
- Unfurnished Property

The property briefly comprises:

- A bright and spacious **lounge/dining area**
 - A modern **fitted kitchen**
 - A three-piece **bathroom** with shower over the bath
 - **Three well-proportioned bedrooms**
 - A **detached garage** for additional storage or parking
- 📞 **Contact Comfort Estates today to arrange your viewing — this lovely home won't be available for long!**



Kitchen

9' 4" x 8' 6" (2.84m x 2.60m)

A well appointed modern fitted kitchen with a range of wood effect wall and base units with marble effect roll edge worktops, stainless steel 1 ½ sink and drainer with mixer tap, single electric over with 4 ring halogen hob and stainless steel extractor chimney. Finished with ceramic tile flooring and splashbacks, neutral décor, spotlight fittings, and uPVC windows to the rear aspect. Includes washing machine, slimline dishwasher, and wall mounted system boiler.

Lounge/Diner

15' 11" x 13' 1" (4.85m x 3.98m)

A light and spacious room with full height half obscured uPVC double glazed window to the front aspect, engineered wood flooring, large gas central heating radiator, ornamental gas effect fire place, recessed shelving and single light fitting. With staircase providing access to the first floor. Please note that the fireplace is decorative only, it does not function to provide heat.

Entrance

Enter via the composite UPVC double glazed front door into the entrance hallway with engineered wood flooring with a gas central heating radiator, tastefully decorated with switches and alarm panel, providing access into the rest of the house



Master Bedroom

12' 6" x 9' 11" (3.81m x 3.03m)

A double bedroom with views over the front aspect having a large uPVC double glazed window, gas central heating radiator, neutral carpets, tastefully decorated with feature wall, and single light fitting.

Bedroom 2

11' 9" x 9' 1" (3.57m x 2.76m)

A spacious second bedroom with views over the rear of the property with a large uPVC double glazed window, gas central heating radiator, neutral carpets, tastefully decorated with a feature wall and single light fitting.

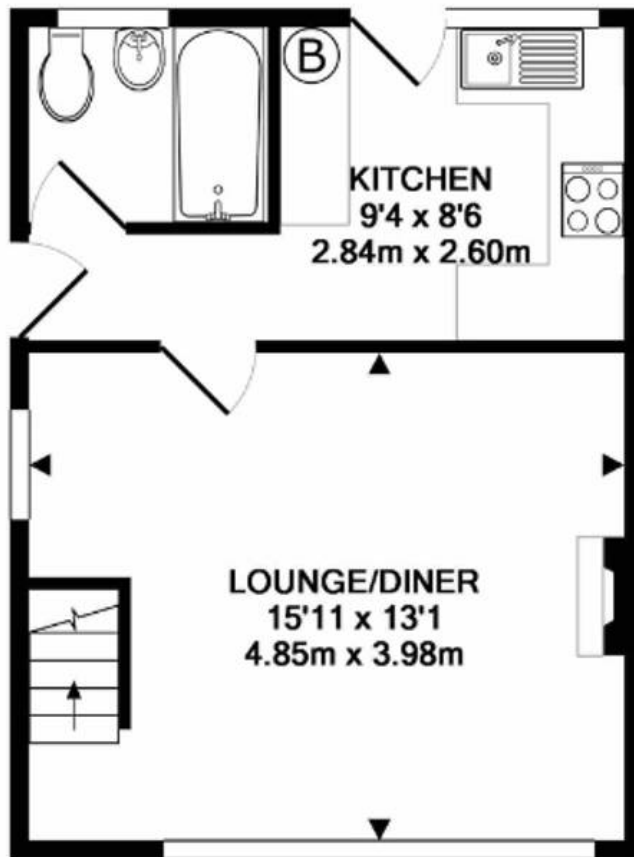
Bedroom 3

8' 4" x 6' 5" (2.53m x 1.96m)

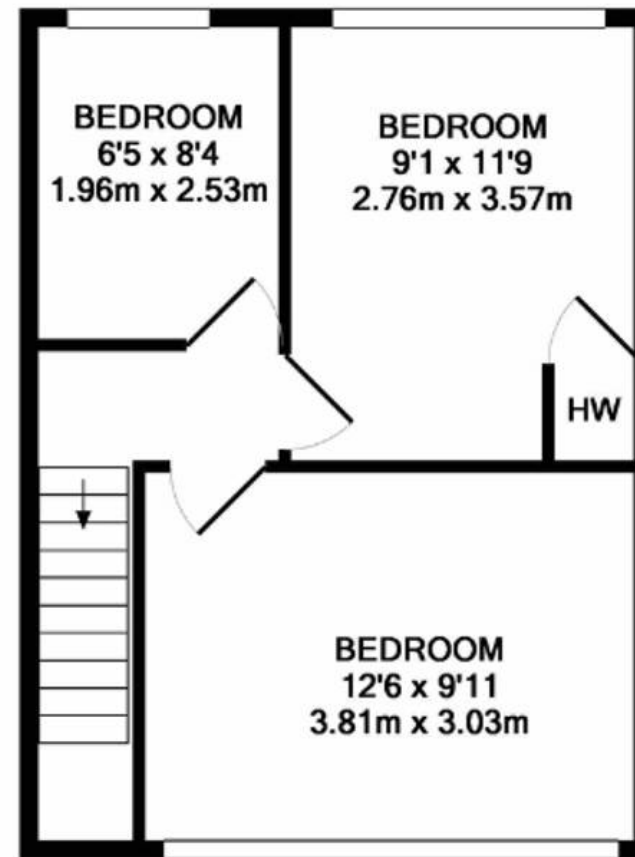
A single bedroom to the rear of the property that would also work as a nursery or study. With uPVC window to the rear aspect, light carpets, neutral décor, gas central heating radiator and single light fitting.

Bathroom

A newly refurbished bathroom with modern 3 piece bathroom suite including panelled bath with a folding glass shower screen and electric shower over, pedestal wash hand basin, low WC, gas central heating towel rail, stone effect tiling, electric extractor fan and obscured gas uPVC window to the rear aspect.



GROUND FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(31.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.8 SQ.M.)



Comfort Estates

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