



Wollaton Road, Nottingham
£1,200 pcm

 **Comfort
Estates**



Wollaton Road

Nottingham, Nottingham

Comfort Estates are pleased to present this fantastic semi-detached home located on Wollaton Road.

Tastefully decorated throughout, the property briefly comprises an entrance hallway, living room, and kitchen to the ground floor. To the first floor is a master bedroom, a further double bedroom, a smaller room ideal for use as a home office or dressing room, and a bathroom.

Externally, the property benefits from a large forecourt as well as a low-maintenance, enclosed rear garden finished with paving and pebbles. Free permit parking is available on Marchwood Close.

Ideally located just a stone's throw from Crown Island, the property enjoys easy access to Wollaton Park and a range of local amenities including convenience stores and food outlets. Nottingham City Centre is only a short drive away, with several local bus routes providing excellent transport links in and around the city.

The property is offered unfurnished and is available now. Contact Comfort Estates today to arrange a viewing.





Lounge

14' 8" x 11' 1" (4.46m x 3.38m)

Located at the front of the property, this spacious lounge is finished with grey walls and laminate flooring, and features a stylish fireplace along with a useful built-in cabinet with shelving. A large window with floor-length curtains allows plenty of natural light to fill the room, and the lounge provides direct access through to the kitchen.

Kitchen

17' 11" x 8' 5" (5.45m x 2.56m)

The kitchen is fitted with grey wall and base units, complemented by black worktops and a matching splashback, with grey laminate flooring throughout. The space offers ample storage and generous worktop areas, and includes an electric hob, oven, and sink with draining board. There is under-counter space for a washing machine and dishwasher. An under-stairs cupboard provides additional storage and houses the boiler. The kitchen also benefits from room for a small dining table and chairs, along with a rear door providing direct access to the garden.

Bedroom 1

11' 7" x 9' 9" (3.54m x 2.96m)

The master bedroom is located at the front of the property and is a spacious room providing plenty of space for a bed and furnishings, finished with grey walls and laminate flooring. The room benefits from a large window complete with curtains, allowing plenty of natural light.



Bedroom 2

9' 11" x 9' 8" (3.03m x 2.94m)

A further double bedroom is located at the rear of the property and is finished with grey walls and laminate flooring. The room also benefits from a built-in wardrobe and a window complete with curtains.

Bedroom 3

8' 0" x 6' 11" (2.43m x 2.11m)

The third room is also located at the rear of the property and is finished with grey walls, laminate flooring, and a window complete with curtains. This versatile space would be ideal for use as a home office or dressing room.

Bathroom

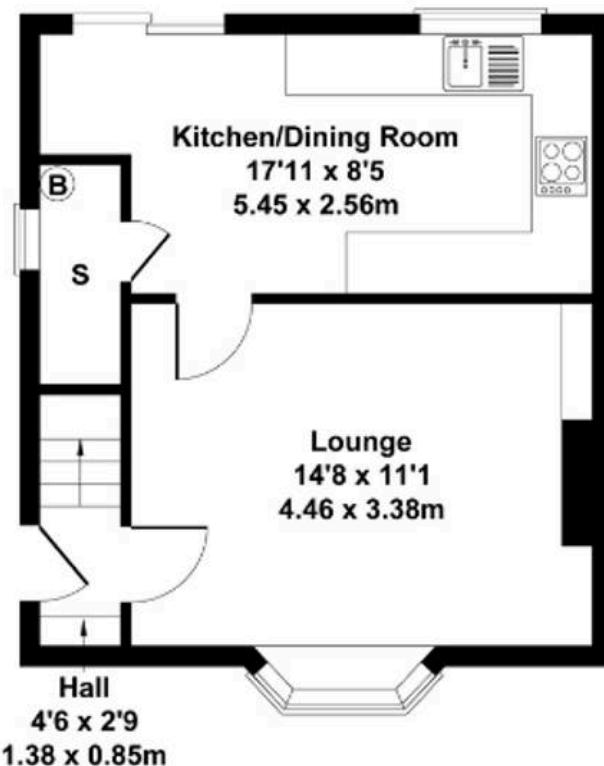
6' 11" x 5' 10" (2.10m x 1.79m)

The bathroom features a shower cubicle with electric shower, WC, wash basin with vanity unit, mirror, and a heated towel rail. The room is finished with white painted walls, white shower tiling, and grey laminate flooring.

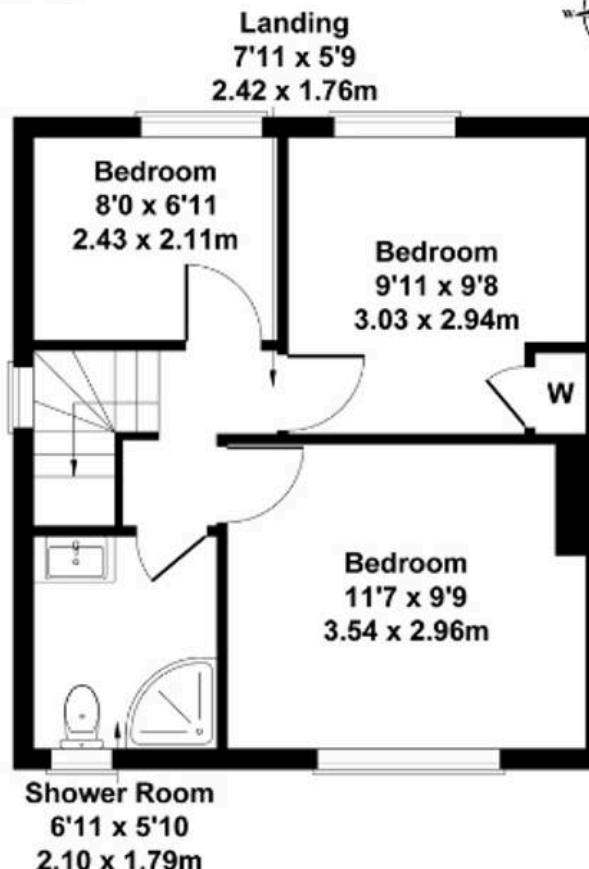




Approximate Gross Internal Area
710 sq ft - 66 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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