



Kingswood Road, Nottingham
£1,400 PCM

 **Comfort**
Estates



Kingswood Road

Nottingham

Attractive Three-Bedroom Link-Detached Family Home in Sought-After Wollaton – Within Fernwood School Catchment

Comfort Estates are delighted to present this well-presented three-bedroom link-detached home, ideally located in a highly desirable area of Wollaton and within the **Fernwood School catchment area**. Perfectly positioned less than half a mile from **Wollaton Hall and Park**, the property also benefits from excellent local amenities and transport links, with a convenience store just a short walk or drive away.

- **Spacious open-plan lounge and dining room** with patio doors leading directly to the rear garden – perfect for family living and entertaining
- **Well-equipped kitchen** with appliances included
- **Three bedrooms**
- **Modern family bathroom** plus an **additional WC**
- **Enclosed rear garden**
- **Driveway providing off-road parking**
- **Car port & Garage**

Recently refurbished throughout in preparation for a new tenancy, this lovely family home is ready to move into and enjoy.





Kingswood Road

Nottingham

| Available Now | Unfurnished | Wollaton | Private Drive & Garden | Great Location | Large Reception Room | Kitchen Appliances | Three Bedrooms | Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two Spacious Bedrooms
- Main Bathroom & WC
- Unfurnished Property
- Large Driveway
- Car Port & Garage
- Private Garden
- Available Now
- Refurbished



Hallway/Entrance

26' 3" x 11' 3" (8.00m x 3.43m)

Upon entering the property, you are welcomed by a spacious hallway complete with parquet flooring and a traditional stained glass door. The hallway provides access to the living room, dining area, kitchen, and first floor. There is also a useful understairs cupboard, ideal for convenient storage.

Kitchen

14' 6" x 7' 2" (4.42m x 2.18m)

This well-equipped kitchen overlooks the rear garden and offers a practical and stylish space for everyday living. It features a dishwasher, fridge, washing machine, gas hob, oven, and a 1.5 stainless steel sink with drainer. The kitchen is fitted with a range of beech-effect base and wall units, complemented by generous granite-effect worktops providing ample preparation space and storage. Finished with new mosaic-effect flooring, the kitchen also benefits from a useful pantry for additional storage. A handy serving hatch connects the kitchen to the dining room, adding convenience and charm. There is also direct access to the car port and garage from the kitchen, making day-to-day living even more practical.

Lounge/Dining Room

26' 3" x 11' 3" (8.00m x 3.43m)

This very spacious lounge and dining area offers a bright and welcoming living space, with uPVC French doors opening onto the rear patio and garden, and a large bay window to the front allowing plenty of natural light to flow through. The room is finished in neutral décor, complemented by fitted carpet, wall lights and ceiling light fittings. The lounge area also features an attractive feature fireplace, creating a warm focal point to the room.



Bedroom 1

13' 5" x 11' 3" (4.10m x 3.43m)

The spacious master bedroom is located at the front of the property and features a large bay window that fills the room with natural light. Decorated in soft neutral tones with a light green and white colour scheme, the room is finished with fitted carpet to create a warm and relaxing atmosphere.

Bedroom 2

13' 1" x 11' 3" (3.98m x 3.43m)

The second bedroom is a generous double room located at the rear of the property, with a large uPVC window overlooking the garden. Decorated in a light green and white colour scheme with neutral carpeting, it offers a bright and calming space.

Bedroom 3

7' 3" x 6' 10" (2.20m x 2.08m)

A versatile third room is located at the front of the property, featuring a uPVC window, carpet flooring, and a gas central heating radiator. Decorated in a soft peach tone with neutral carpet, this room would make an ideal home office or nursery.

Bathroom

7' 3" x 7' 1" (2.21m x 2.16m)

The property features a spacious and tastefully decorated bathroom, complete with mosaic-effect vinyl flooring, a WC, wash hand basin, and a bath with overhead shower and white subway tile surround. A frosted uPVC window to the rear aspect provides natural light while maintaining privacy, and built-in storage adds practicality.

WC

4' 4" x 2' 6" (1.32m x 0.77m)

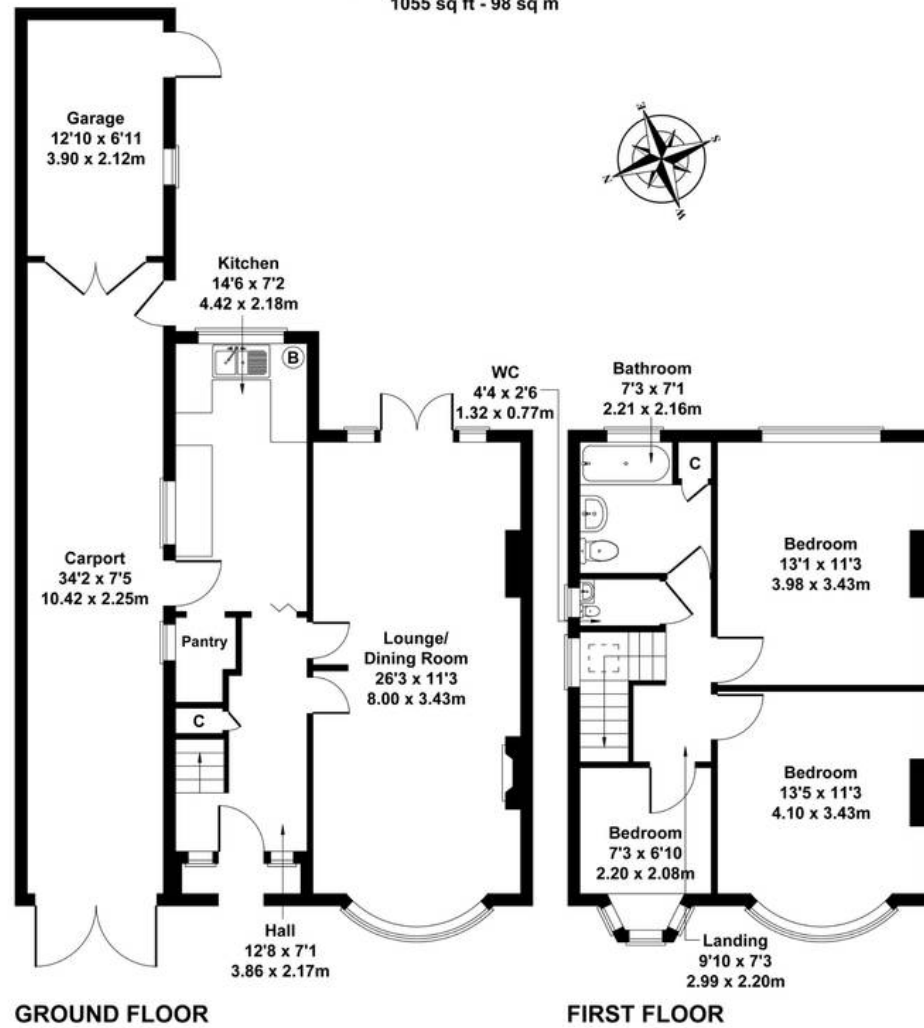
Next to the main bathroom is a further WC which is tastefully decorated throughout.





Comfort Estates

Approximate Gross Internal Area
1055 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

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