



Derbyshire Lane, Hucknall
£850 pcm

 **Comfort**
Estates



Derbyshire Lane

Hucknall, Nottingham

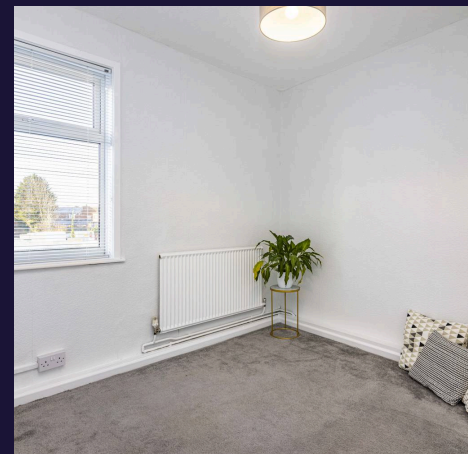
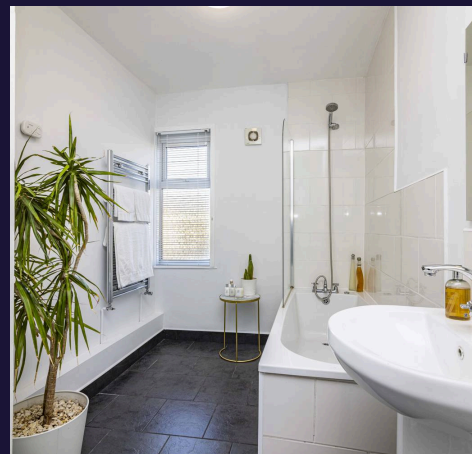
Comfort Estates are proud to present this beautifully refurbished two bedroom home. The property is located within walking distance to Hucknall Town Centre which has a selection of supermarkets, shops and amenities, as well as excellent transport links, having bus routes, a tram and train station.

A short drive away is Newstead Abbey a beautiful estate, and if the outdoors is a hobby of yours, Hucknall is positioned on the border of Nottinghamshire and Derbyshire, giving you the advantage of being one step closer to the edge of the Peak District.

In brief, the property comprises of lounge, a kitchen, two very well proportioned double bedrooms, a spacious bathroom and a small rear garden with a shed and outbuilding for storage.

There is street parking available outside the property and the property is undoubtedly one of the finest in the area.

Available now, the property is perfect for a professional couple, single occupand or two sharers. Get in touch today to arrange a viewing!





Kitchen

12' 2" x 9' 8" (3.70m x 2.95m)

A modern kitchen fitted with cream units with wood effect worktops and grey subway tiled back splashes, providing space for appliances under counter there is also a under stairs pantry that could house a larger fridge/freezer and provide additional storage. The walls are neutrally decorated in white, with dark grey tiled flooring. There is access to the garden from here.

Lounge

A homely and well presented lounge neutrally decorated with laminate flooring and light grey walls. There is a lovely feature brick fireplace with tiled hearth, pendant light fitting, double glazed upvc window and gas central heating radiator.

Main Bedroom

12' 5" x 9' 2" (3.78m x 2.79m)

A neutrally decorated bedroom with light grey walls and grey carpet. This room overlooks the rear garden and also benefits from a built in wardrobe, and additional over-stairs storage cupboard.



Bedroom 2

11' 2" x 8' 11" (3.40m x 2.72m)

A well proportioned double bedroom with neutral walls and grey carpet. This room faces the front of the property and has a pendant light fitting, upvc double glazed window and gas central heated radiator.

Bathroom

11' 11" x 6' 2" (3.63m x 1.89m)

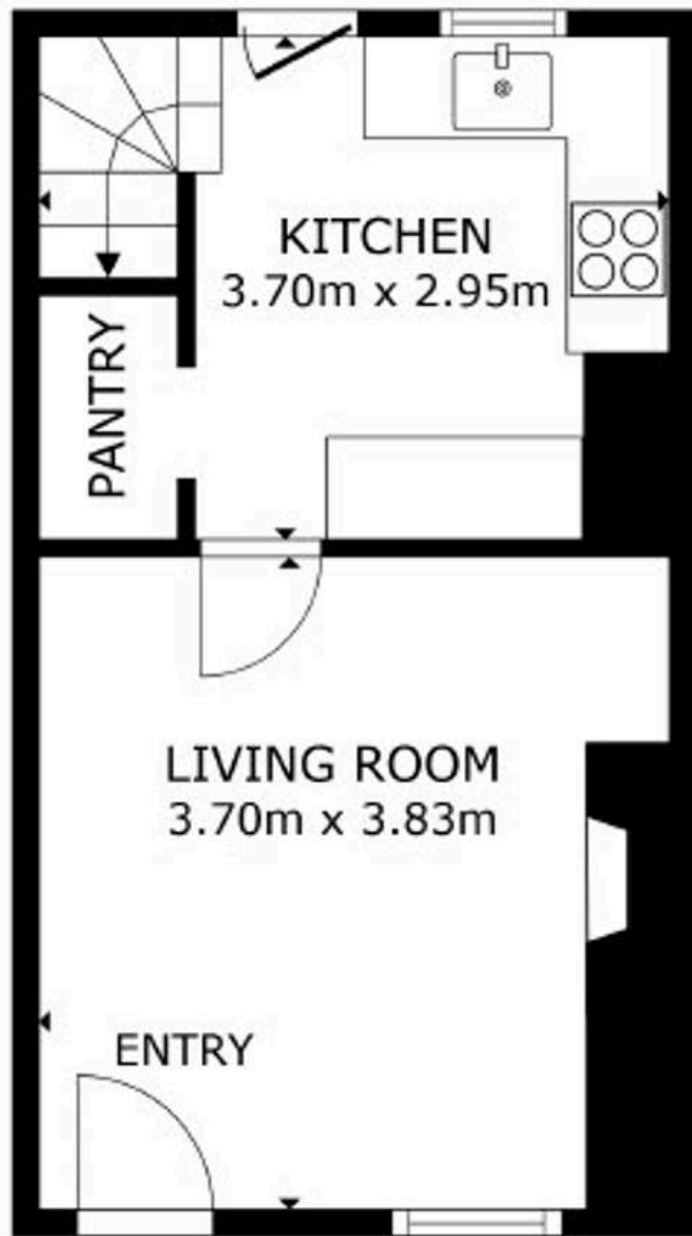
A spacious bathroom with light grey walls, and grey tiled flooring. There is a bath with shower over, glass partition and tiled surround. The boiler is housed in a large storage cupboard.

WC

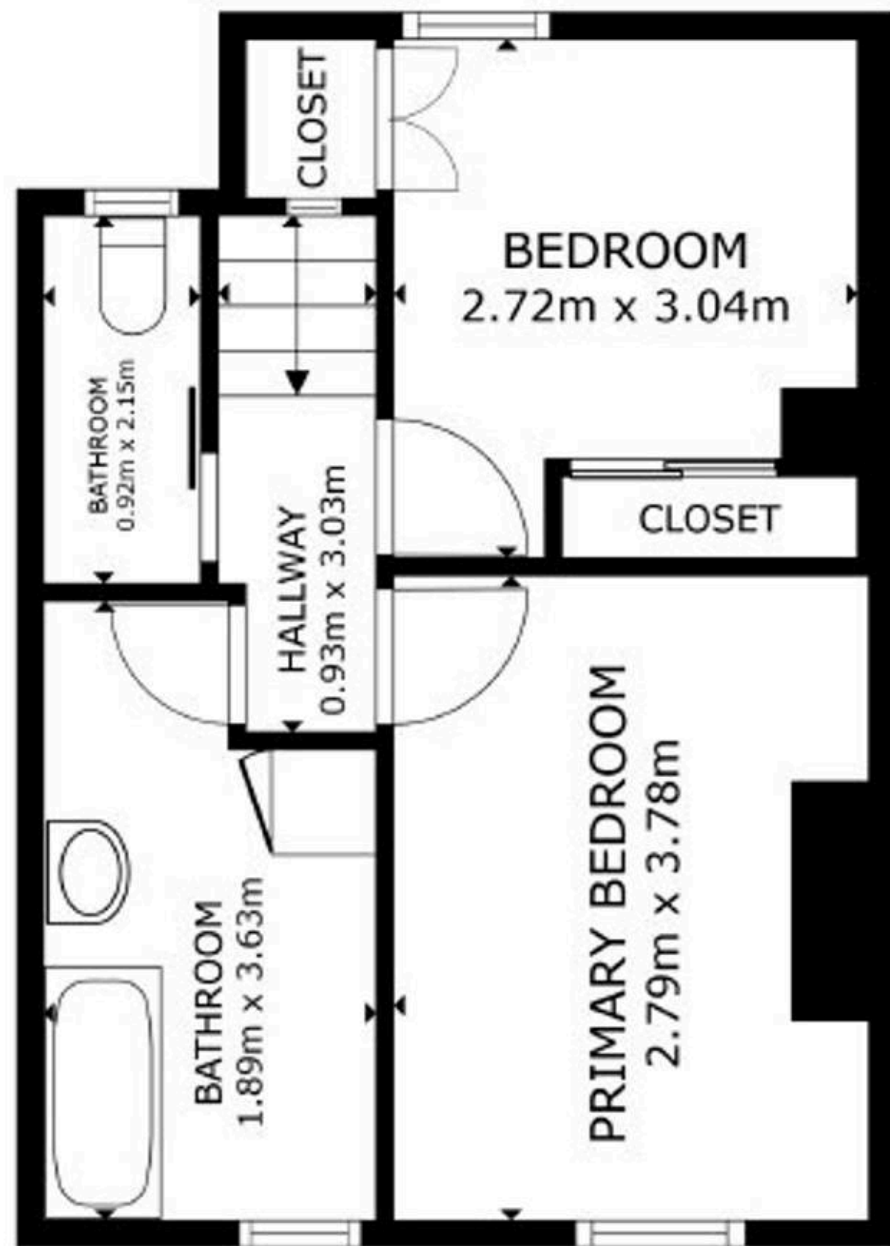
7' 1" x 3' 0" (2.15m x 0.92m)

The toilet is located next to the bathroom, the room is neutrally decorated with light grey walls and vinyl flooring and there is a small double glazed window to the rear aspect.





FLOOR 1



FLOOR 2



Comfort Estates

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