



**Arncliffe Close, Nottingham**  
£1,200 PCM

 **Comfort**  
Estates



## Arncliffe Close

Nottingham

Comfort Estates are pleased to present this well-maintained three-bedroom semi-detached family home located in the popular residential area of Wollaton.

Finished to a high standard throughout, the ground floor comprises a spacious open-plan lounge and dining area with French doors leading out onto the large rear garden. The fully fitted kitchen includes appliances and provides access to a convenient downstairs WC. Upstairs, the property offers three bedrooms: two double rooms overlooking the rear garden and a single bedroom at the front of the property.

The modern family bathroom features a three-piece white suite with a shower over the bath. Externally, the property boasts both front and rear gardens and two convenient outhouses. On-street parking is available.

Wollaton is a highly desirable area to the west of Nottingham, known for its excellent schools, local shopping amenities, and the nearby Wollaton Park. The University of Nottingham, Queen's Medical Centre, and many major employers on the south-west side of the city are easily accessible without travelling through the city centre. The City Centre can also be easily accessed via car and public transport.

Offered fully furnished and available from 2nd March 2026- enquire today to arrange a viewing.

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### **Living & Dining Room**

14' 2" x 13' 5" (4.32m x 4.10m)

The property benefits from a spacious living and dining area, fully furnished with a comfortable sofa, coffee table, storage side unit, dining table and chairs, and a feature fireplace with decorative mirror above. Large windows allow plenty of natural light to fill the room, while French doors provide direct access to the rear garden – perfect for enjoying the space during the summer months and creating a bright, welcoming atmosphere.

### **Kitchen**

12' 6" x 12' 4" (3.80m x 3.77m)

A modern, ample-sized kitchen fitted with both wall and base cabinets, offering plenty of storage space. The kitchen is fully equipped with appliances including a freestanding fridge/freezer, dishwasher, washing machine, gas hob, oven, and extractor fan. Neutrally decorated throughout, the space also benefits from generous worktop areas and a stainless-steel sink with drainer, making it both practical and stylish for everyday use.

### **Ground Floor WC**

6' 1" x 3' 0" (1.85m x 0.91m)

A convenient downstairs WC is located just off of the kitchen.

### **Bedroom**

14' 5" x 10' 2" (4.39m x 3.10m)

A large double bedroom with carpeted flooring and a stylish feature wall. The room is furnished with a bed, mattress and two bedside tables, and also benefits from a built-in storage cupboard, providing practical and convenient storage space. The room is located at the rear of the property and overlooks the back garden.



### **Bedroom 2**

12' 11" x 13' 1" (3.94m x 3.98m)

A further double bedroom, neutrally decorated with carpet flooring and located at the rear of the property overlooking the back garden. The room is furnished with a bed, mattress, chest of drawers and wardrobe, and also benefits from built-in storage.

### **Bedroom 3**

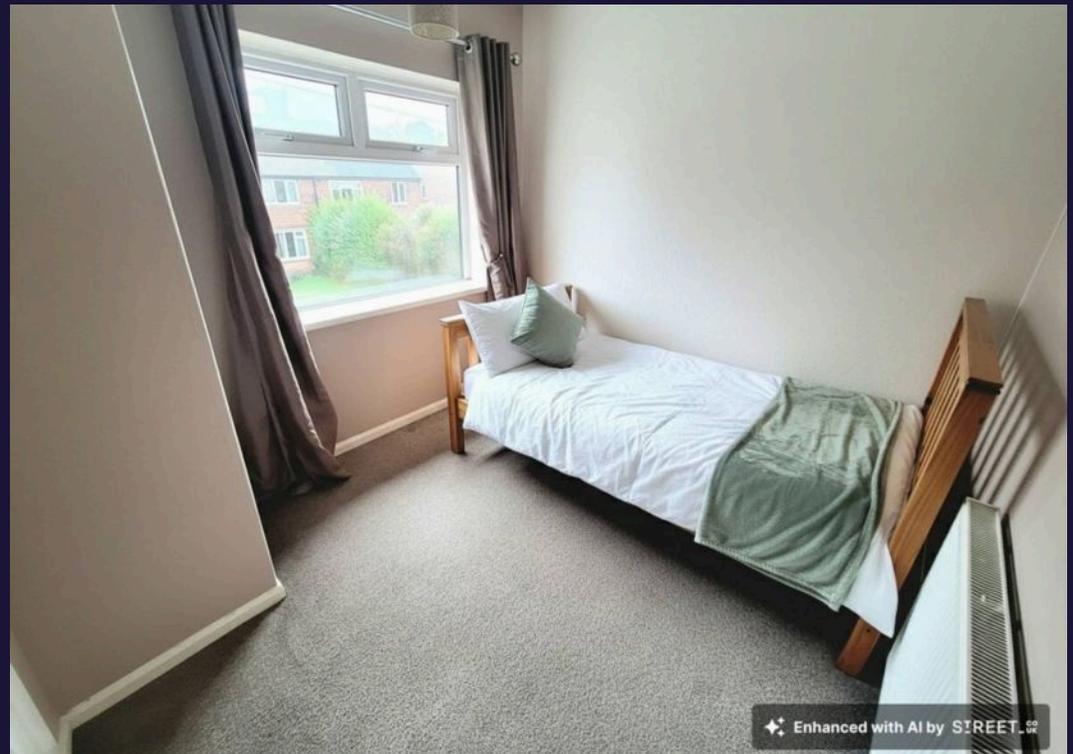
10' 1" x 9' 3" (3.07m x 2.83m)

The third bedroom is a versatile space, ideal for use as a spare room, nursery, or home office. Located at the front of the property, it is complete with a single bed frame, mattress, and built-in storage.

### **Bathroom**

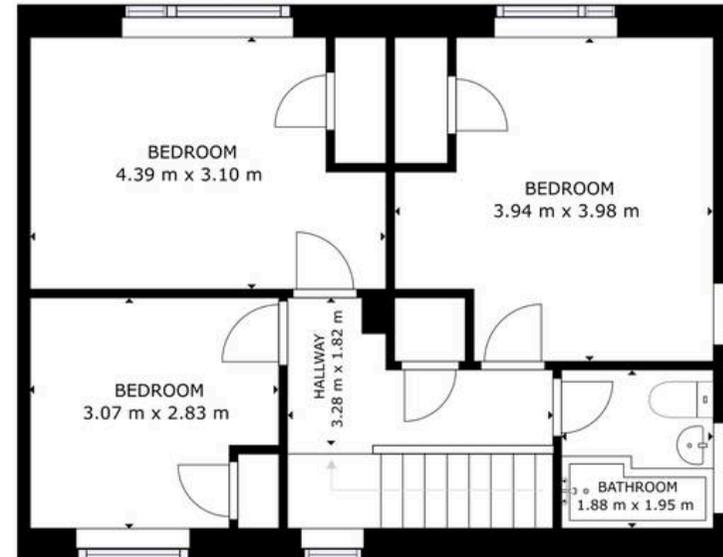
6' 5" x 6' 2" (1.95m x 1.88m)

The main bathroom is located on the first floor and is finished to a modern standard with grey tiling throughout. It features a shower over the bath, WC, wash basin and a wall-mounted mirrored cabinet, creating a stylish and practical space.





FLOOR 1



FLOOR 2

**GROSS INTERNAL FLOOR AREA**  
FLOOR 1: 50.99 m<sup>2</sup>, FLOOR 2: 56.15m<sup>2</sup>  
TOTAL: 107.14M<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Comfort Estates

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