



The Coach House, Loughborough Road, West Bridgford
£1,050 pcm



The Coach House, Loughborough Road

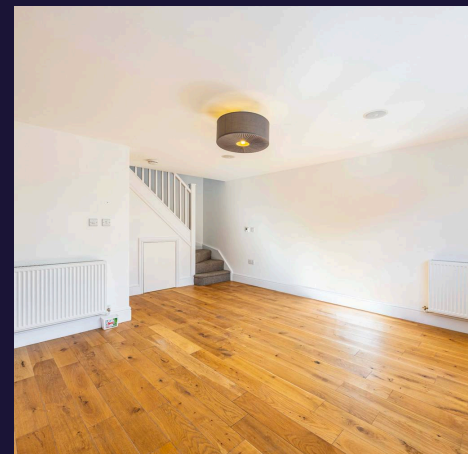
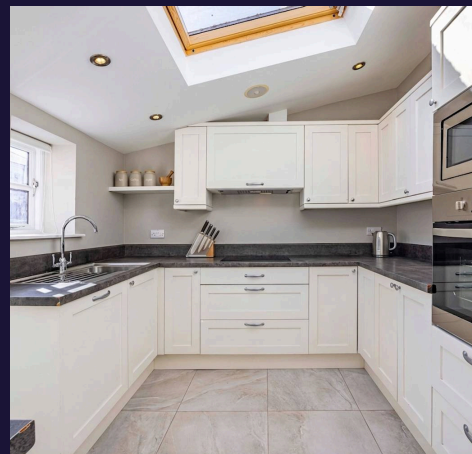
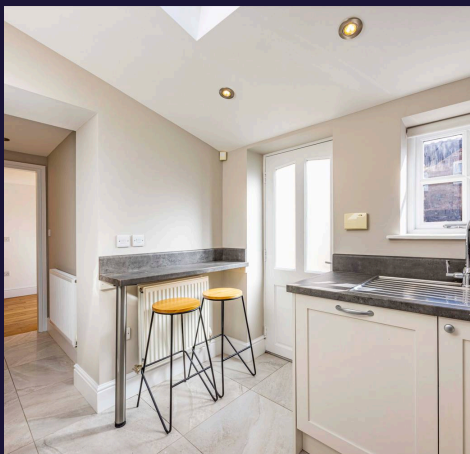
West Bridgford, Nottingham

Comfort Estates are delighted to present The Coach House, a unique and beautifully presented one-bedroom home situated in a highly desirable location close to West Bridgford.

Set over two floors, this charming property offers stylish and well-appointed accommodation throughout. The ground floor comprises a modern fully fitted kitchen complete with integrated appliances and a breakfast bar, a convenient utility/WC with laundry facilities, and a spacious living room providing a bright and comfortable space to relax.

To the first floor, the property features a generous double bedroom with built-in wardrobes and a contemporary en-suite shower room. The bedroom further benefits from a Juliet balcony, allowing plenty of natural light to fill the space and creating a bright and airy atmosphere.

Externally, the property enjoys its own private courtyard, providing the perfect outdoor space to enjoy during the warmer months. On-street parking is available on the surrounding roads.



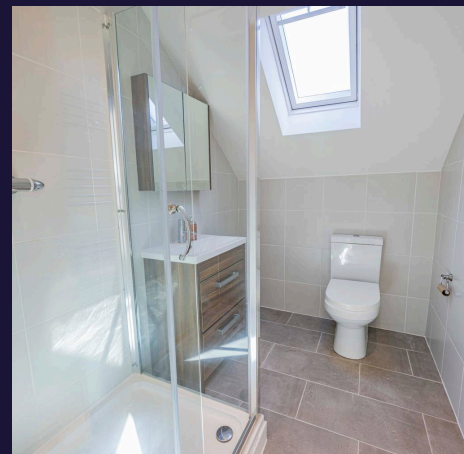
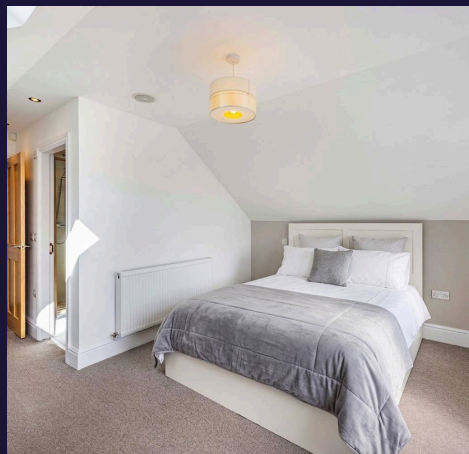


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Ideally located close to the renowned Trent Bridge Cricket Ground, Nottingham Forest Football Club and Notts County Football Club, the property is also within walking distance of a major supermarket and the popular Central Avenue in West Bridgford, where an excellent range of cafés, bars, restaurants and shops can be found. West Bridgford's parks and green spaces are also nearby, offering plenty of opportunities for outdoor recreation. The property further benefits from excellent transport links, with regular bus services available on Loughborough Road providing convenient access into Nottingham City Centre and surrounding areas.

Available now and offered part-furnished, The Coach House would be ideally suited to a single professional occupant or a professional couple seeking a unique home in an excellent location. Early viewing is highly recommended.





Kitchen

9' 6" x 9' 4" (2.90m x 2.85m)

Upon entering the property, you are welcomed into a stylish and contemporary kitchen, fitted with a range of white wall and base units providing excellent storage space, complemented by contrasting grey worktops. The kitchen is well equipped with an integrated fridge freezer, microwave, oven, electric hob, dishwasher, and a stainless steel sink with drainer. Finished to a high standard throughout, the room features modern grey décor, grey tiled flooring, recessed spotlights and a Velux window, allowing plenty of natural light to brighten the space. A breakfast bar with two stools provides the perfect spot for casual dining or enjoying a morning coffee.

Living Room

19' 0" x 13' 11" (5.80m x 4.25m)

A spacious and bright living room, beautifully presented with neutral white walls and stylish laminate flooring throughout. A large window fitted with blinds allows an abundance of natural light to flood the room, creating a welcoming and airy atmosphere. The space also benefits from a useful under-stair storage cupboard, providing practical storage for household items and helping to keep the room organised and clutter-free.

Utility/WC

Conveniently located on the ground floor, this practical utility/WC provides additional convenience for everyday living. The room comprises a WC and wash hand basin, along with a washing machine and tumble dryer. Offering a useful combination of laundry facilities and amenities, this space helps to keep the main living areas organised and functional.



Bedroom

15' 5" x 13' 11" (4.70m x 4.25m)

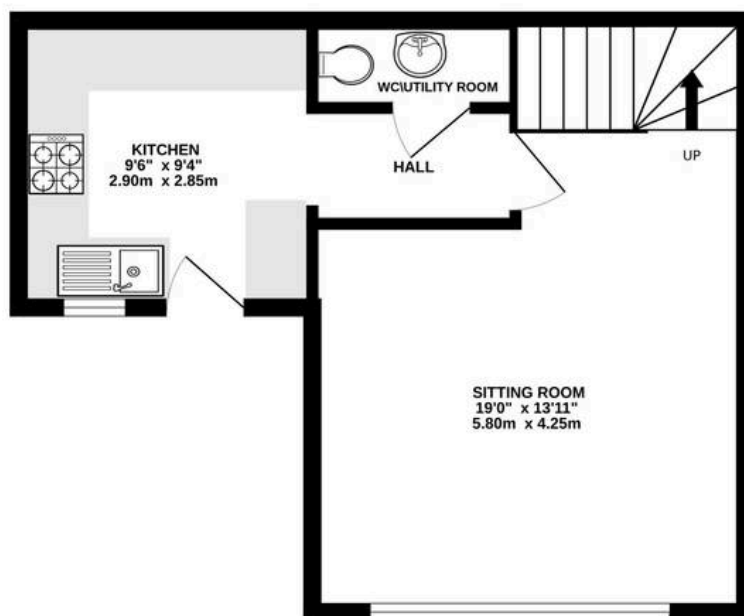
Located on the first floor, this bright and spacious double bedroom is beautifully presented in neutral white and grey tones, creating a light and welcoming atmosphere. The room benefits from a door opening onto a Juliet balcony, along with a Velux window that floods the space with natural light. Built-in wardrobes provide excellent storage, while the room is furnished with a bed and mattress and a chest of drawers, offering comfortable and practical accommodation with further space for additional furnishings.

Bathroom

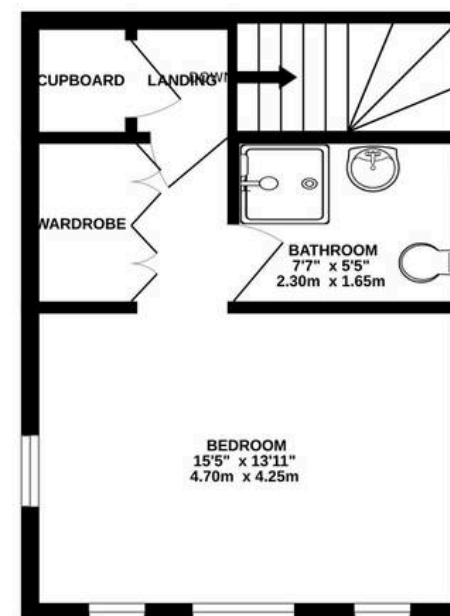
7' 7" x 5' 5" (2.30m x 1.65m)

The bedroom benefits from a stylish and modern en-suite shower room, finished in a contemporary colour scheme with crisp white walls and grey tiled flooring throughout. A spacious shower cubicle fitted with both a rainfall shower head and separate handheld attachment provides a luxurious feel, while a Velux window allows plenty of natural light to brighten the space. The suite is completed by a wash hand basin with vanity unit, a built-in mirrored storage cabinet, WC and a large heated towel rail, offering both practicality and comfort. Beautifully presented throughout, this en-suite provides a modern and well-appointed addition to the bedroom.

GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



THE COACH HOUSE, 100 LOUGHBOROUGH ROAD, NOTTINGHAM, NG2 7JH

TOTAL FLOOR AREA : 625 sq.ft. (58.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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