



Caledon Road, Sherwood
£625 pcm

 **Comfort**
Estates



Caledon Road

Sherwood, Nottingham

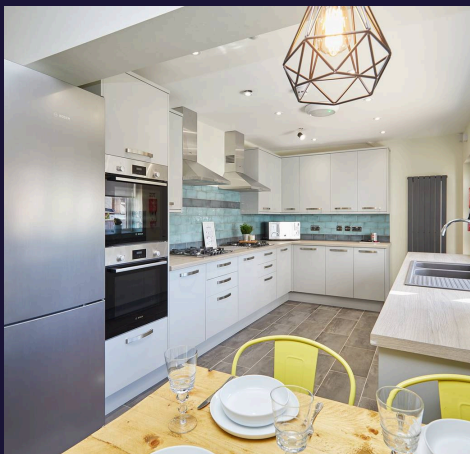
Comfort Estates are delighted to present **Room 5** within this high-quality professional house share, available from **7th August 2026**.

Arranged over three floors, the property has been thoughtfully designed to provide stylish, secure accommodation for working professionals, less than two miles from Nottingham City Centre. Residents benefit from spacious shared kitchen, dining and living areas, creating a comfortable and sociable environment.

Room 5 is a spacious furnished double bedroom and benefits from a **private off-suite bathroom**, located directly across the landing for the sole use of the occupant.

Ideally located for **Nottingham City Hospital**, the property also offers excellent transport links into Nottingham City Centre. A bus stop is just a short walk away, while Sainsbury's supermarket, a gym, and a range of local shops and amenities are all within easy reach. Secure bike storage is also available.

All bills are included (gas, electricity, water, council tax and fibre optic broadband).





Shared Open Plan Living Space

Enjoy access to a stylish open-plan communal kitchen, dining and living space, fully furnished and designed for comfortable shared living. The modern kitchen is exceptionally well equipped, featuring multiple ovens, hobs, dishwashers and fridge-freezers, allowing several residents to cook and clean up at the same time. The comfortable lounge with Smart TV and dining area provides the perfect space to relax, socialise or work from home.

Bedroom 5

Bedroom 5 is a spacious double bedroom, fully furnished with a double bed, wardrobe, bedside table, and chest of drawers. The room is finished with soft grey carpeting, light-coloured walls, and benefits from central heating via a radiator, creating a bright and comfortable living space. It also enjoys the convenience of a private bathroom located just across the landing.

Off-Suite Bathroom

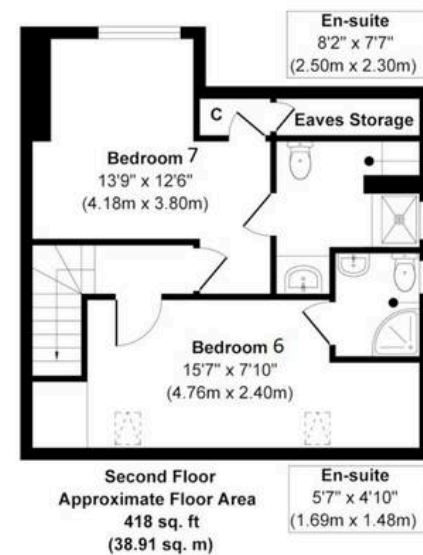
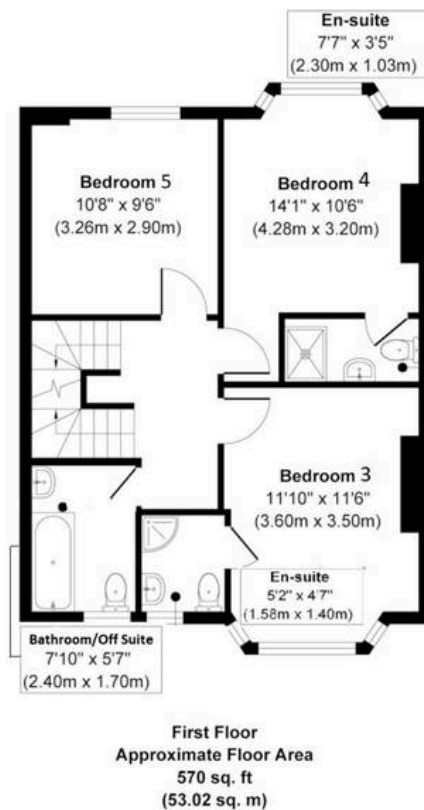
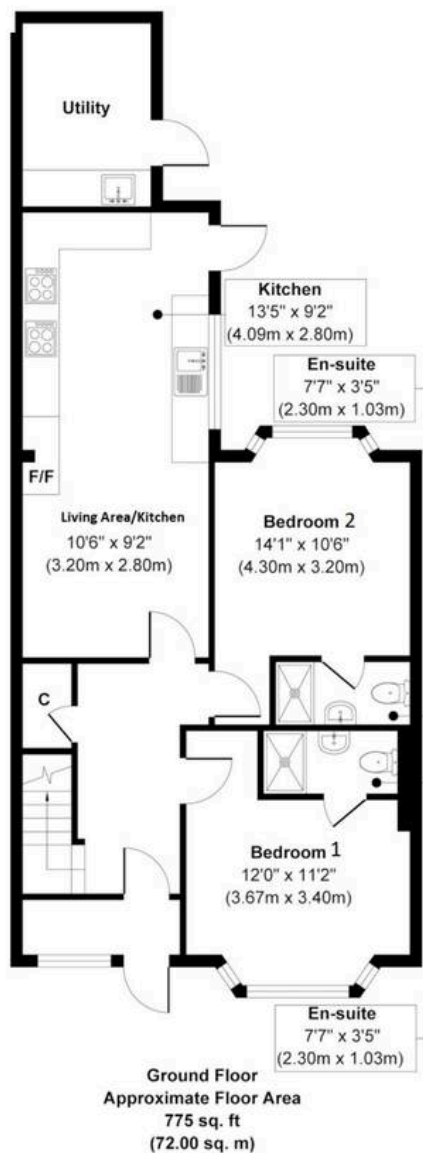
A modern bathroom featuring a white three-piece suite comprising a panelled bath with shower over, concealed cistern WC, and vanity unit with integrated wash hand basin. Finished with neutral décor, contemporary grey flooring, a feature tiling, and a frosted window providing natural light.

Utility Space

There is an additional utility space located in the rear garden that houses the washing machine and dryer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England, Scotland & Wales		
EU Directive 2002/91/EC		





Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 933 8997 • info@comfortestates.co.uk • www.comfortestates.co.uk