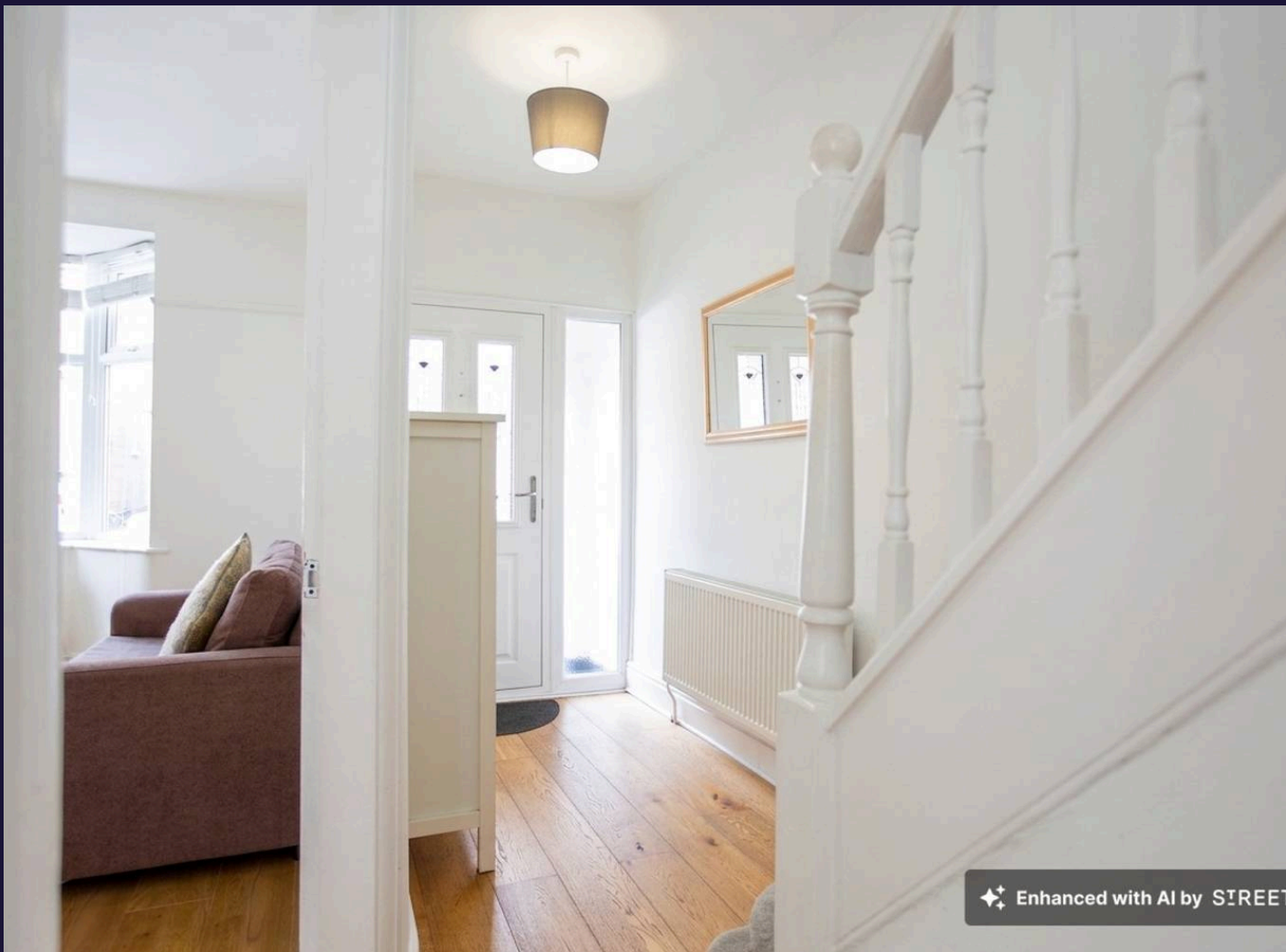




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Upper Wellington Street, Long Eaton
£1,100 pcm





Upper Wellington Street

Long Eaton, Nottingham

Comfort Estates are delighted to present this well-maintained three-bedroom home in the heart of Long Eaton.

Recently redecorated throughout, the property offers bright, well-presented accommodation with a lovely blend of character and practicality.

The front living room features a charming log burner and bay window, while to the rear a separate dining room leads through to a fitted kitchen with hob, oven, fridge/freezer and microwave.

The enclosed rear garden enjoys a decked seating area, lawn, side access gate, a newly fitted outhouse and a useful utility outbuilding housing the washing machine.

Upstairs are two generous double bedrooms, a third single bedroom with newly laid carpet, and a stylish family bathroom with bath and overhead shower.

Further benefits include under stairs storage, gas central heating, on street parking, and optional sofas and hallway cabinet which can remain or be removed.

Ideally positioned in popular Long Eaton, the property is within easy reach of local amenities, schools and transport links.





Hallway

A bright and welcoming entrance hallway sets the tone for the property, offering a lovely first impression with its neutral décor, recently refreshed finishes and attractive wood flooring. Characterful details including the turned staircase and archway add charm, while the layout provides access to the principal ground floor accommodation. Useful under stairs storage offers practical everyday convenience.

Lounge

14' 1" x 11' 7" (4.29m x 3.52m)

Positioned to the front of the property, the living room is a bright and inviting reception space, enhanced by a large bay window drawing in natural light. A charming log burner set within the feature fireplace creates a warm focal point, while the generous proportions comfortably accommodate both seating and relaxation. Finished with wood flooring and neutral décor, the room offers a lovely balance of character and comfort. Two sofas can be included if desired or removed to suit tenant preference.

Dining Room

12' 8" x 10' 0" (3.85m x 3.05m)

Situated to the rear of the property, the dining room offers a generous and versatile space ideal for both everyday dining and entertaining. Filled with natural light and finished with contemporary tiled flooring, the room enjoys direct access to the rear garden and flows openly through to the kitchen, creating a sociable layout. Built-in shelving adds character and practical storage, while the proportions allow flexibility for dining, home working or an additional family space.



Kitchen

8' 3" x 5' 7" (2.52m x 1.71m)

Open to the dining room, the fitted kitchen is well arranged with a range of shaker-style units, generous worktop space and a charming Belfast sink positioned beneath the window. Appliances include an electric hob, oven, built in fridge/freezer and microwave, while the layout makes excellent use of space for practical day-to-day living. Finished in a classic style with tiled splashbacks and recessed lighting, the kitchen complements the character of the home while offering modern functionality.

Bathroom

5' 7" x 5' 6" (1.69m x 1.68m)

The family bathroom is presented in a stylish contemporary finish, featuring a three-piece suite comprising bath with overhead shower, pedestal wash basin and WC. Finished with attractive tiling and characterful timber-style detailing, the room feels both fresh and well appointed, with natural light provided from the side window.

Bedroom 1

12' 8" x 10' 1" (3.86m x 3.07m)

Positioned to the rear of the property, the principal bedroom is a well-proportioned double room enjoying a peaceful outlook over the garden. Recently refreshed and finished with soft carpeting, the room offers a bright and neutral space with ample room for bedroom furnishings, creating a comfortable and restful retreat.



Bedroom 2

12' 8" x 9' 9" (3.85m x 2.98m)

Located to the front of the property, the second double bedroom is another well-proportioned room, filled with natural light from the large window. Recently redecorated and finished with soft carpeting underfoot, the room offers generous accommodation for a double bedroom setup, making it an ideal principal or guest room.

Bedroom 3

9' 7" x 6' 0" (2.93m x 1.82m)

The third bedroom is a bright single room, freshly presented with newly laid carpet and neutral décor. Ideal as a nursery, home office or guest bedroom, the room offers flexibility to suit a variety of needs and enjoys natural light from the rear-facing window.



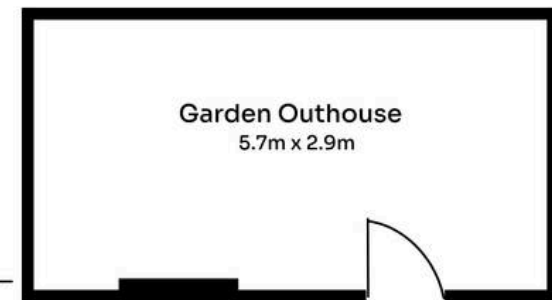
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Ground Floor



First Floor



Total floor area - 85 sq metres.
Floorplan for illustrative purposes only.



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