LESLEY
GREAVES
estate & letting agents







£1,550 pcm

Cottage Walk, Nottingham, NG8 2DY
EPC Rating C







Three Bedroom Detached House with Cinema Room-To Rent

Situated in a lovely, quiet residential area of Wollaton, close to the beautiful Wollaton Park, this impressive three-bedroom home offers spacious and versatile accommodation with a range of modern features, making it ideal for professional tenants or a family.

The heart of the property is the generous open-plan kitchen, dining and living area, providing an excellent space for everyday living and entertaining. The contemporary kitchen is fitted with a range of modern units and benefits from an island with breakfast bar seating, along with a built-in fridge freezer. The kitchen/dining area also features a surround-sound system. Off the kitchen is a useful utility room, complete with a washer/dryer and dishwasher, together with a separate ground-floor WC.

A particular feature of the property is the separate cinema room, complete with reclining cinema-style chairs, creating a fantastic space for relaxing and entertaining. There is also a dedicated office area, ideal for those working from home.

To the first floor are three bedrooms. The main bedroom benefits from fitted storage and its own en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Externally, the property enjoys a low-maintenance enclosed rear garden, providing a pleasant outdoor space without the upkeep of a traditional lawn. An outside tap and external electrical supply provide additional practicality.

To the front, a private driveway provides convenient off-road parking. Additional benefits include Hive-controlled gas central heating, CCTV and double glazing throughout.

The property is ideally positioned in a lovely, quiet residential area of Wollaton, close to Wollaton Hall and Deer Park, a range of local amenities and highly regarded local schools, making it particularly well suited to families. The area also offers convenient transport links into Nottingham

Periodic tenancy Deposit: £1,788.46
Council Tax Band: D
Local Authority: Nottingham City Council
Rental Affordability: Yearly Income Over £46,500







OPEN PLAN KITCHEN/DINING ROOM 6.54' x 7.28' (1.83m x 2.13m)

UTILITY ROOM 1.20' x 1.53' (0.3m x 0.3m)

MEDIA ROOM 6.54' x 5.32' (1.83m x 1.52m)

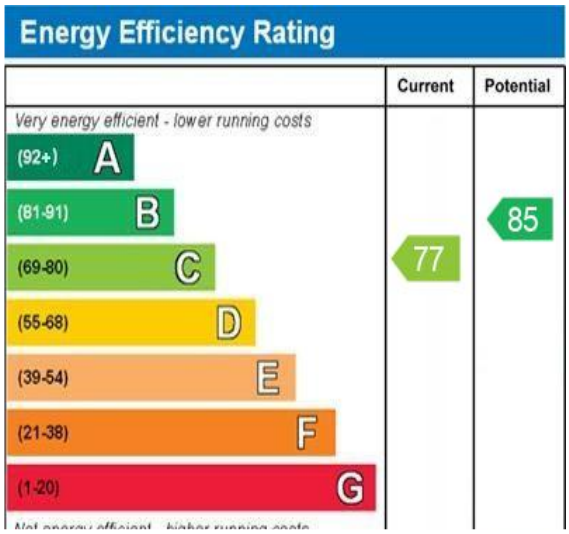
OFFICE 4.77' x 2.00' (1.22m x 0.61m)

MASTER BEDROOM 2.50' x 4.04' (0.61m x 1.22m)

BEDROOM TWO 2.84' x 3.82' (0.61m x 0.91m)

BEDROOM THREE 3.60' x 2.20' (0.91m x 0.61m)

BATHROOM 3.15' x 1.47' (0.91m x 0.3m)



SECURITY DEPOSIT
Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

HOLDING DEPOSIT
As an agency we are not charging tenants a holding deposit.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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