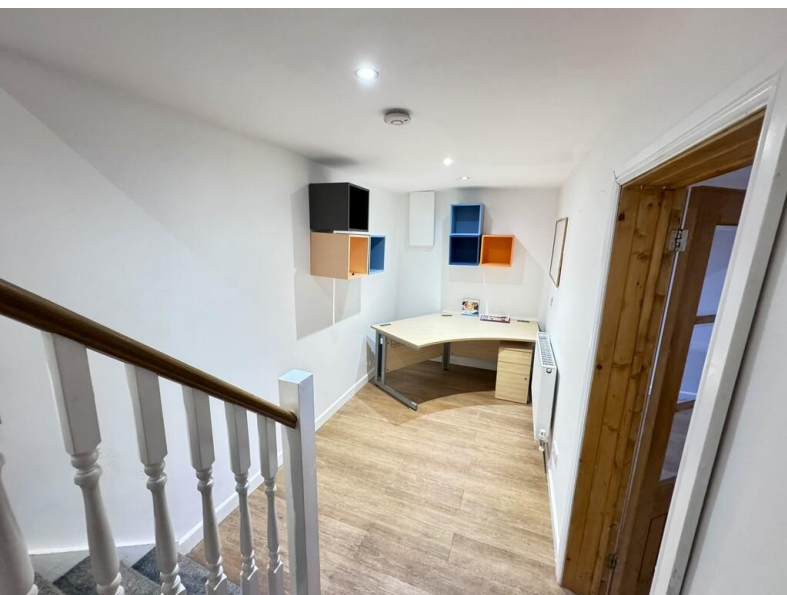




£1,650 pcm

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: £1,903.84
Council Tax Band: D
Local Authority: Nottingham City Council
Rental Affordability: Yearly Income Over £49,500



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)

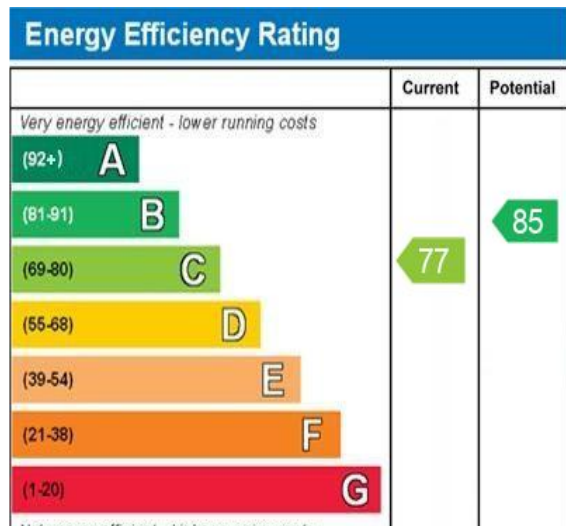
OFFICE 4.77' x 2.00' (1.22m x 0.61m)

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.