



**Bedroom Four, Edwin Street, Daybrook**  
£525 pcm



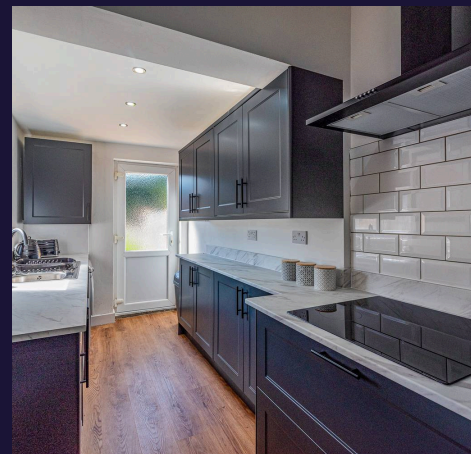
## Bedroom Four, Edwin Street

Daybrook, Nottingham

Comfort Estates are pleased to present this modern, fully furnished en-suite room within a well-maintained five-bedroom professional house share.

Located on the second floor, Room 4 has been thoughtfully designed to make the most of the available space. The room is fully furnished with a three-quarter bed, wardrobe, chest of drawers, built-in desk, and wall-mounted TV, making it ideal for professionals working from home or simply looking for a comfortable living space. A private en-suite shower room provides added convenience and privacy. Tenants also have access to a spacious communal kitchen and living area, featuring a modern fitted kitchen with a washing machine/dryer, dishwasher, double oven, electric hob with extractor fan, and two fridge freezers. The adjoining living space includes a breakfast bar, sofa, and wall-mounted TV, creating a welcoming area to relax and socialise. Outside, the property benefits from a generous rear garden with patio and lawned areas, as well as on-street parking. Designed with professional sharers in mind, this property offers modern, well-maintained accommodation in a friendly house share.

Bills are included: Gas, electricity, water, Council Tax, WiFi, and TV licence for the communal TV. Available from 7th August 2026.





#### **Room 4**

14' 5" x 10' 10" (4.40m x 3.30m)

Situated on the second floor of the house, this modern bedroom has been thoughtfully designed to make the most of the available space. It features a large Velux window that fills the room with natural light, a built-in desk, a wall-mounted TV, a comfortable three-quarter bed, a wardrobe, and a chest of drawers, providing plenty of practical storage. The room is finished with soft carpeting, neutral décor, and a feature blue wall, creating a bright, stylish, and contemporary feel.

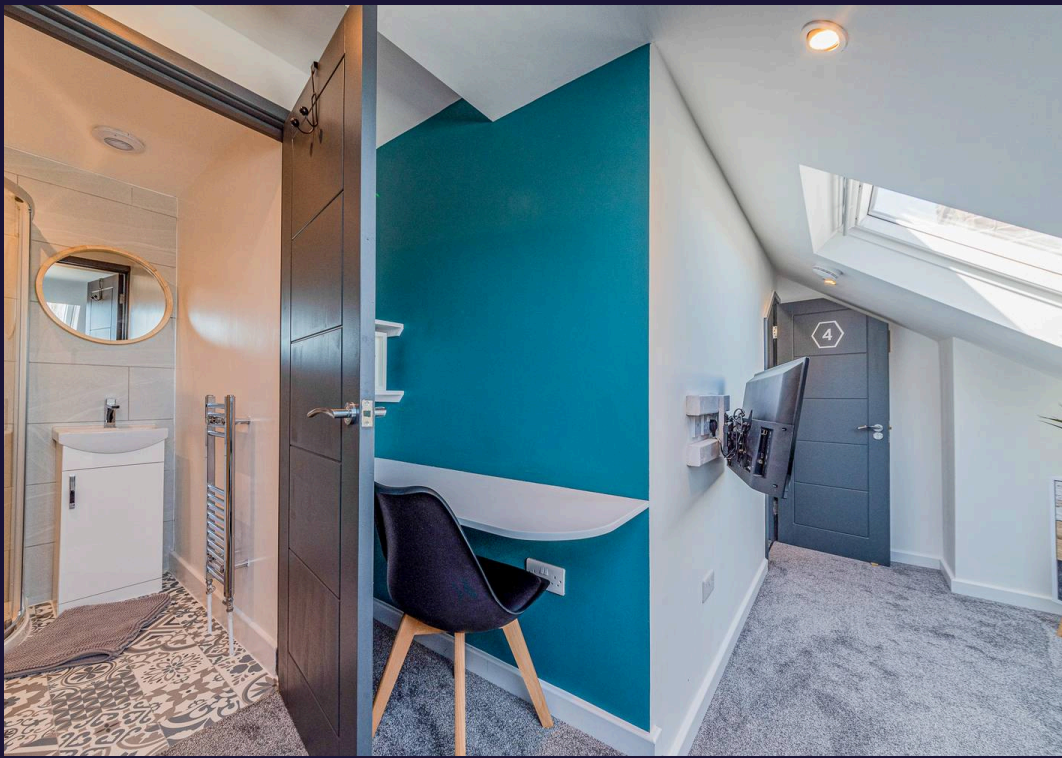
#### **En-suite**

Modern en-suite shower room comprising a shower cubicle, wash hand basin with vanity storage beneath, WC, and heated towel radiator. Finished with neutral décor and stylish patterned flooring, creating a bright and contemporary space.

#### **Kitchen / living space**

19' 8" x 15' 9" (6.00m x 4.80m)

The property benefits from a modern fitted kitchen, fully equipped with a washing machine/dryer, dishwasher, double oven, electric hob with extractor fan, and two fridge freezers. The kitchen also offers a comfortable communal living area, featuring a breakfast bar, sofa, and wall-mounted TV, creating an ideal space for relaxing and socialising.





# Comfort Estates

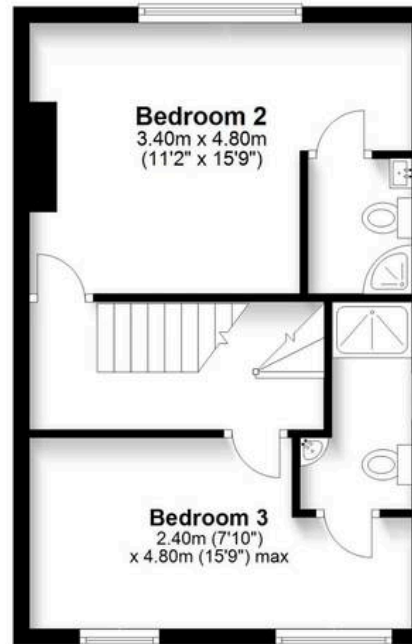
## Ground Floor

Approx. 42.4 sq. metres (456.8 sq. feet)



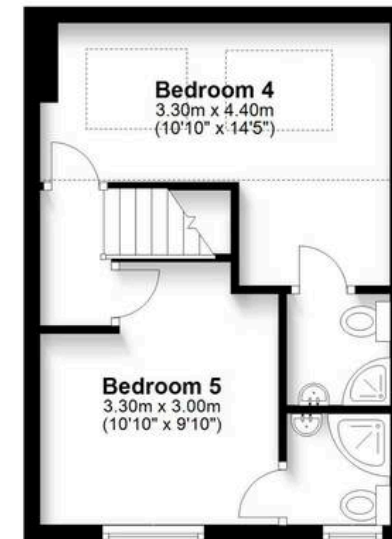
## First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



## Second Floor

Approx. 27.7 sq. metres (298.4 sq. feet)



Total area: approx. 106.6 sq. metres (1147.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.



## Comfort Estates

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