



King Edward Street, Sandiacre





## King Edward Street

Sandiacre

### Modern 6-Bed Co-Living Home – High-Spec Rooms in a Prime Sandiacre Location

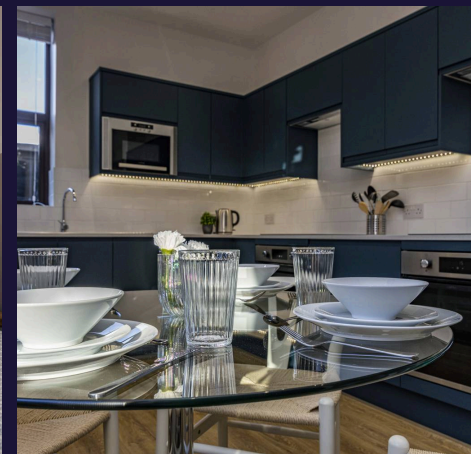
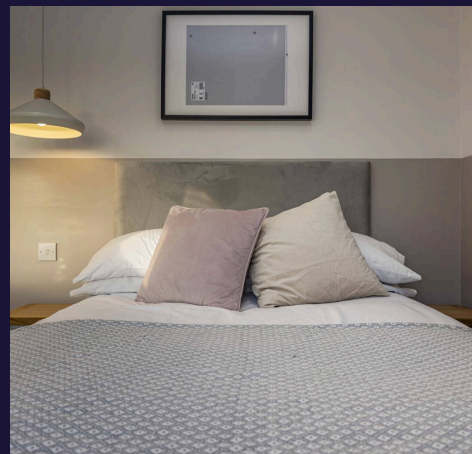
Introducing this beautifully designed six-bedroom co-living development, offering stylish shared living, dining and kitchen spaces, thoughtfully created for young professionals seeking a high-quality, sociable and secure home.

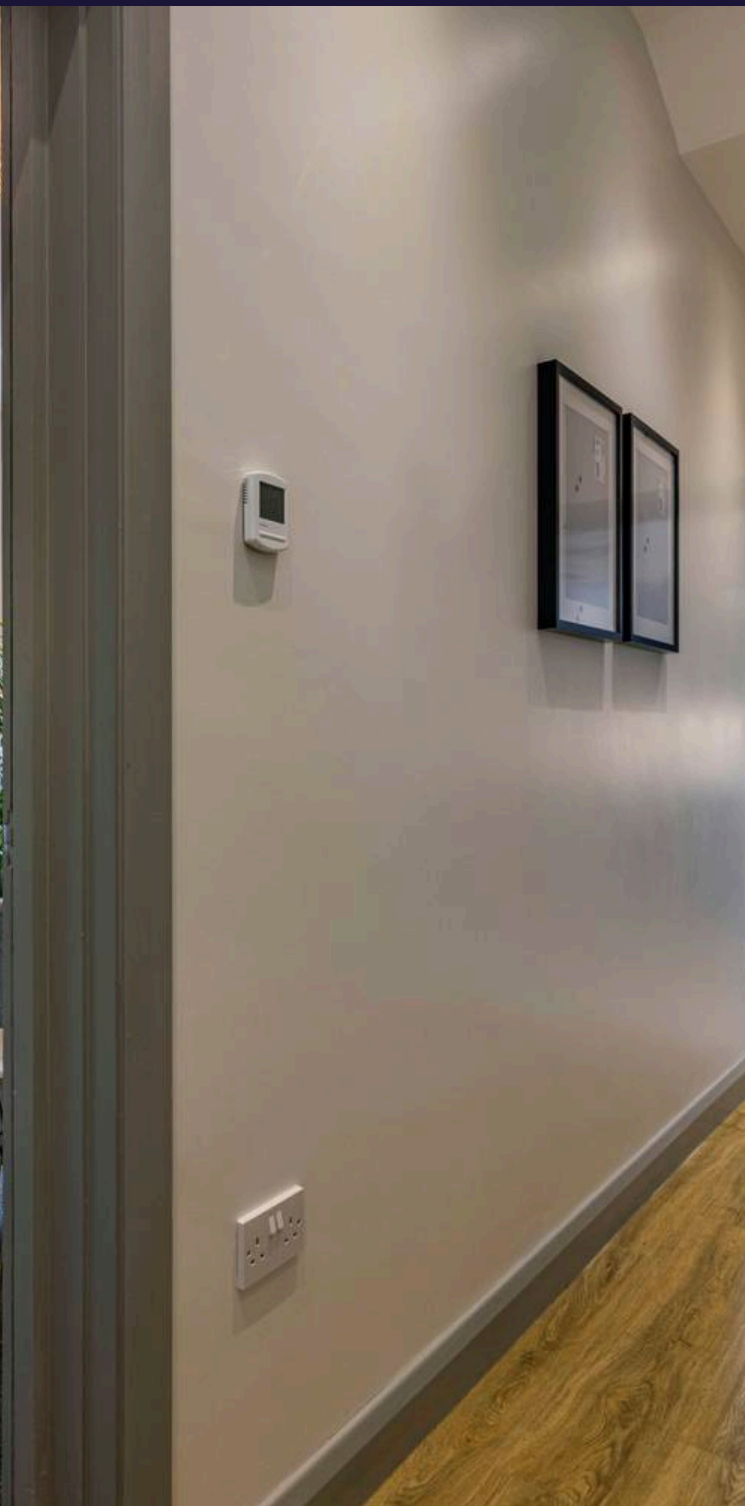
Room 6 is situated on the second floor and shares a bathroom with just Room 5, also on the top floor. Each room is fully furnished and includes a wall-mounted TV.

Ideally positioned in the heart of Sandiacre, the property is perfect for commuters, with excellent transport links to both Nottingham and Derby via the A52 and Junction 25 of the M1, alongside regular public transport just moments away.

Sandiacre offers a great range of local amenities including supermarkets, shops, gyms and eateries, with a Co-op at the end of the road and Lidl within walking distance. For outdoor space, the nearby Erewash Canal provides a lovely setting for walks and recreation.

Available 5th June 2026 with bills included – contact us today to arrange a viewing.





### **Bedroom 6**

12' 8" x 8' 2" (3.85m x 2.50m)

Room 6 is located on the second floor of the property at the back of the house and shares a bathroom, also on the second floor, with room 5. The room is fully furnished with a double bed, mattress, wardrobe, desk with chair, two bedside tables and a wall mounted TV. A large window let in plenty of natural light and fresh air in the warmer months.

### **Bathroom**

5' 11" x 5' 11" (1.80m x 1.80m)

There is a bathroom located on the top floor outside rooms 5 & 6. The room is decorated to a modern standard featuring a shower cubicle, WC, hand basin with vanity unit and mirror.

### **Kitchen**

17' 5" x 9' 10" (5.30m x 3.00m)

Modern communal kitchen available for all tenants to use, fully equipped with appliances and complete with a dining table and chairs.

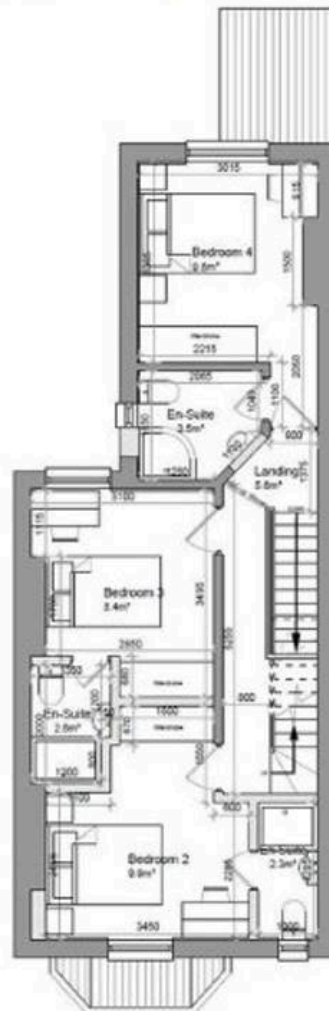
### **Lounge**

12' 6" x 10' 2" (3.80m x 3.10m)

Communal lounge featuring a comfortable corner sofa and TV – perfect for relaxing and socialising.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92+) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		74	84
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+) <b>A</b>			
(81-91) <b>B</b>			
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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<b>England, Scotland &amp; Wales</b>		<b>England, Scotland &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





## Comfort Estates

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