



Dylan Thomas Road, Nottingham
£985 pcm

 **Comfort**
Estates



Dylan Thomas Road

Nottingham

Comfort Estates are delighted to present this beautifully refurbished two-bedroom semi-detached home, ideally situated in a popular residential location close to Nottingham City Hospital.

Finished to a high standard throughout, the property combines stylish modern interiors with practical living spaces, making it an ideal home for professionals, couples or small families.

In brief, the property comprises an inviting entrance porch, a bright and spacious living room, a versatile second reception room perfect as a dining area or additional lounge, a contemporary fitted kitchen with direct access to the rear garden, two generous double bedrooms, and a newly fitted shower room.

Externally, the property benefits from a private rear garden, a driveway to the front, and two additional tandem parking spaces to the side. Conveniently located within easy reach of Nottingham City Hospital, excellent transport links, and a wide range of local shops and amenities, this superb home offers both comfort and convenience.

Available 7th August 2026, call Comfort Estates to book in a viewing!





Porch

3' 8" x 3' 4" (1.11m x 1.01m)

This charming entrance porch provides a warm and welcoming introduction to the home, featuring soft carpeting underfoot and painted walls for a bright, clean finish. With practical space for hanging coats and storing everyday essentials, it offers both comfort and functionality from the moment you step inside.

Lounge

13' 11" x 12' 0" (4.23m x 3.67m)

This light and airy living room forms the heart of the home and features wood-effect laminate flooring. The room offers a welcoming space to relax and entertain, with the staircase to the first floor seamlessly incorporated into the layout.

Kitchen/Diner

13' 11" x 8' 5" (4.23m x 2.57m)

The modern, well-appointed kitchen is both stylish and practical, featuring continued wood-effect laminate flooring that creates a seamless flow from the adjoining living spaces. White cabinetry paired with light wood-effect worktops provides a fresh, contemporary finish, complemented by a stainless steel double sink and fitted gas oven. There is dedicated space for a fridge freezer and washing machine, along with a generous under-stairs storage cupboard offering excellent additional storage. A rear door provides direct access to the garden.



Bedroom 1

11' 7" x 10' 4" (3.52m x 3.15m)

The spacious primary bedroom is flooded with natural light and beautifully presented throughout. Grey carpeting adds warmth and comfort, while two generously sized built-in wardrobes provide excellent storage. A stylish feature wall with decorative wallpaper adds character and a touch of elegance to the space.

Bedroom 2

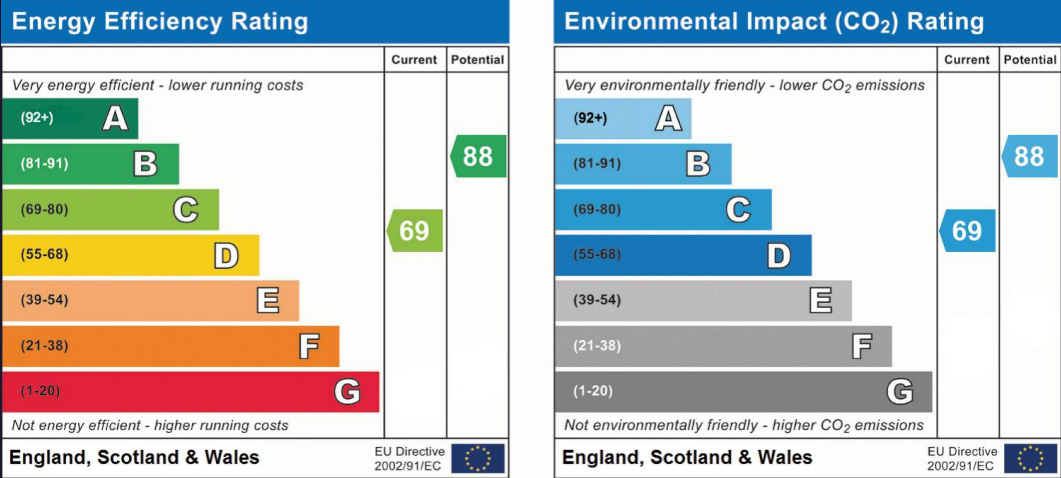
10' 2" x 6' 10" (3.09m x 2.08m)

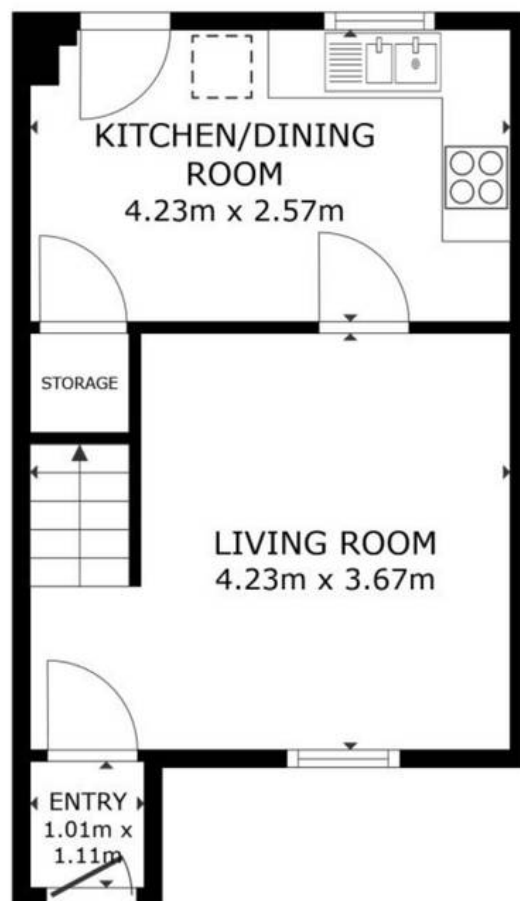
This bright and well-proportioned double bedroom offers a fresh and inviting atmosphere, featuring neutral walls and grey carpet for a contemporary finish. Overlooking the rear garden, the room benefits from an abundance of natural light, creating a calm and comfortable space.

Bathroom

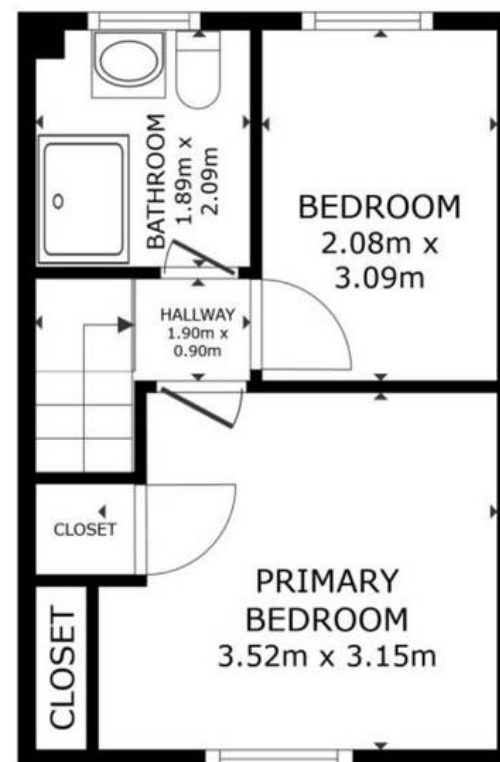
6' 10" x 6' 2" (2.09m x 1.89m)

This beautifully presented, newly fitted bathroom exudes contemporary elegance, featuring a pristine white suite comprising a hand basin with integrated vanity storage, WC, and a standalone shower enclosure. Dark grey tile-effect flooring provides a striking contrast to the stylish white and grey marble-effect wall tiling, creating a sophisticated finish throughout. Additional features include a heated towel rail and a fitted wall mirror, combining practicality with modern design.





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 28.1 sq.m. FLOOR 2 25.8 sq.m.
 TOTAL : 53.9 sq.m.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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