



Crofton Road, Attenborough
£1,400 pcm



Crofton Road

Attenborough, Nottingham

Comfort Estates are proud to present this beautifully presented semi-detached home, located in the highly sought-after area of Attenborough.

The ground floor comprises an entrance hallway, a spacious living room, and a modern open-plan kitchen and dining area, creating a bright and relaxing living space. To the first floor, the property offers two well-proportioned double bedrooms, a further versatile room ideal as a home office or study, a contemporary main bathroom, and a separate WC.

Externally, the property benefits from a generous rear garden, a garage, and a driveway providing off-street parking.

Ideally positioned, the home is within walking distance of Attenborough Nature Reserve and Chilwell Retail Park, offering a range of shops, cafés, and amenities. Nottingham City Centre is also easily accessible by both car and public transport.

Offered unfurnished with kitchen appliances included, the property is available NOW!

Early viewing is highly recommended as interest is expected to be high.





Entrance Hallway

Upon entering the property, you are welcomed by a bright and neutrally decorated entrance hallway. The space offers a practical area for coats and shoes, access to the first-floor accommodation via the staircase, and a useful under-stairs cupboard housing the washing machine. Finished with white walls and luxury vinyl tile flooring, the hallway provides a clean and welcoming first impression.

Living Room

12' 2" x 11' 2" (3.70m x 3.40m)

Situated at the front of the property, the spacious living room benefits from a large window that floods the room with natural light, creating a bright and welcoming atmosphere. Finished with white painted walls and luxury vinyl tile flooring, the room offers ample space for a variety of living room furniture arrangements, making it an ideal space for relaxing and everyday living.

Kitchen & Dining Room

19' 4" x 12' 6" (5.90m x 3.80m)

This impressive open-plan kitchen and dining area offers a bright and versatile space, with ample room for a dining table, chairs, and additional furnishings if desired. The kitchen is fitted with stylish sage green wall and base units, complemented by a crisp white worktop, providing both a contemporary finish and generous preparation space. A range of appliances are included; an electric hob, oven, extractor fan, sink with drainer, freestanding fridge/freezer, and dishwasher. Finished with luxury vinyl tile flooring and white walls throughout, the space feels fresh and modern. French doors open directly onto the garden, seamlessly extending the living space and filling the room with natural light.



Bedroom 1

12' 2" x 13' 1" (3.70m x 4.00m)

A generously sized double bedroom situated to the rear of the property, enjoying an outlook over the rear garden. The room is finished with white walls and soft grey carpet, creating a calm and neutral space. Offering ample space for a range of bedroom furnishings, it provides an ideal setting to create a comfortable and relaxing room.

Bedroom 2

12' 2" x 11' 2" (3.70m x 3.40m)

A further well-proportioned double bedroom located at the front of the property, featuring a large bay window that allows for plenty of natural light and enhances the sense of space. The room is finished with white walls and a light grey carpet, offering a neutral and versatile room.

Bedroom 3

6' 11" x 6' 11" (2.10m x 2.10m)

A smaller room located at the front of the property, offering a versatile space ideally suited as a home office, study, or dressing room. Finished with white walls and grey carpet, the room provides a neutral and practical setting to suit a variety of uses.

Bathroom

6' 11" x 6' 11" (2.10m x 2.10m)

The main bathroom is located on the first floor and is tastefully finished in a modern style. It features mosaic-effect flooring, light grey walls, and a striking black grid shower screen, creating a contemporary contrast. The suite comprises a bath with overhead shower, WC, wash basin, mirror, and heated towel rail, offering both style and practicality.

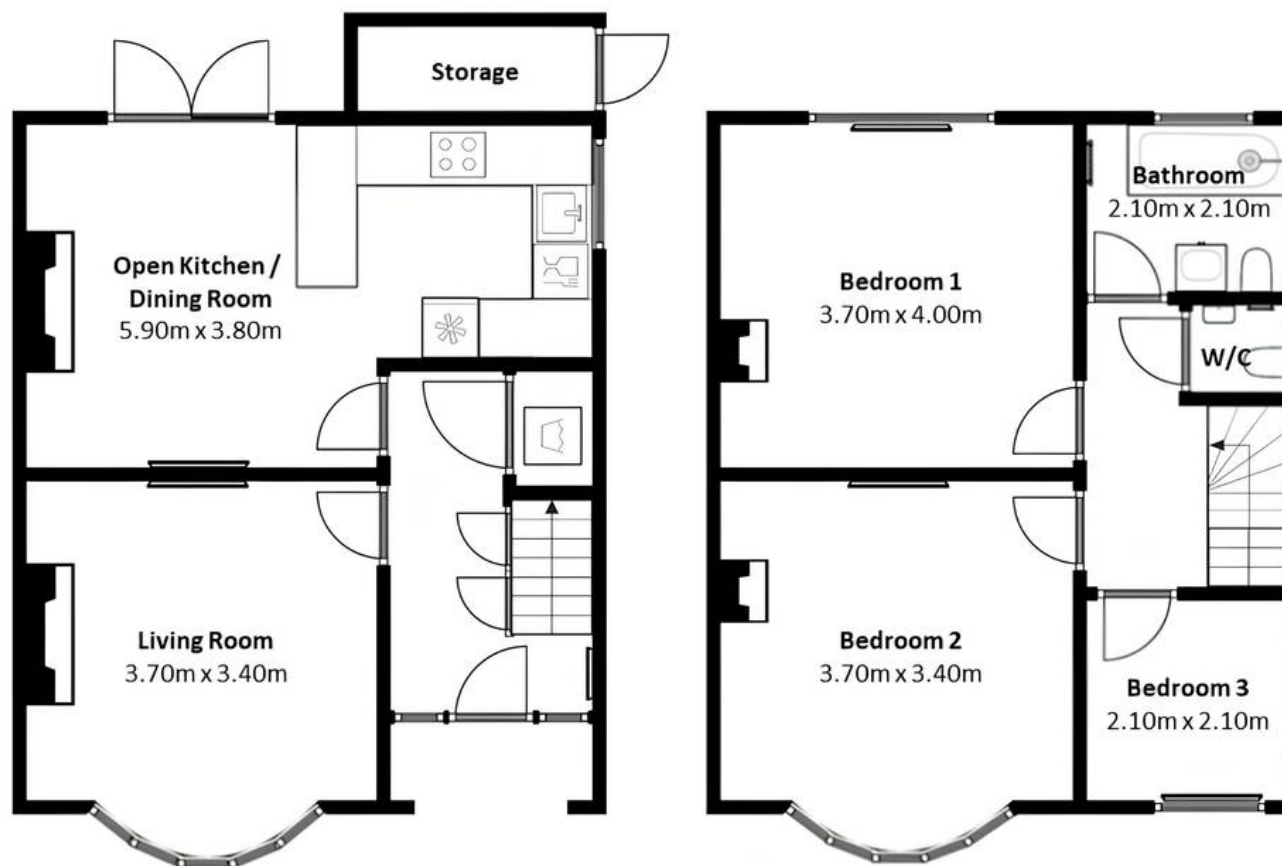
WC

A convenient separate WC is located adjacent to the main bathroom, comprising a WC, wash basin, and heated towel rail. The space is finished with mosaic-effect flooring and light grey walls, offering a clean and modern feel.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientation are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or misstatement. All parties must rely on their own inspections.



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