



Flat 1, Newcastle Drive, Nottingham
£2,250 pcm



Flat 1

Newcastle Drive, Nottingham

Comfort Estates are proud to present this stunning garden apartment in the highly sought-after Park Estate.

Situated on Newcastle Drive, this beautifully presented apartment is offered furnished and available now.

Accessed via a private entrance, a wide staircase leads down to the accommodation. At the heart of the home is a spacious open-plan kitchen, dining and living area, featuring integrated appliances including a dishwasher, gas hob, oven and fridge freezer. The kitchen offers ample storage and worktop space, while the dining area benefits from feature pendant lighting. Large sash windows, a bay window and patio doors overlooking the garden create a bright and airy atmosphere throughout.

To the rear of the property is a cosy snug area with built-in storage and wine shelving, providing an excellent additional reception space. Leading from the snug is a useful utility room and separate WC.

The principal bedroom is a generous double room with built-in storage, direct access to the garden terrace, and a luxurious en-suite featuring a walk-in rainfall shower and double vanity unit.





Flat 1

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The second bedroom is another spacious double room with built-in wardrobes and an en-suite bathroom complete with bath and overhead rainfall shower.

The third bedroom offers excellent flexibility and could be used as either a bedroom or a second lounge. Featuring a feature fireplace, built-in shelving and French doors opening onto the garden, it is a fantastic additional living space.

Externally, the private garden offers two patio areas and a lawn, making it ideal for entertaining and enjoying the warmer months.

The property has been tastefully decorated throughout, benefits from underfloor heating in every room, and features modern window shutters which enhance both comfort and privacy.

Residents also benefit from free on-street permit parking available through The Park Estate.

PLEASE NOTE, DUE TO LICENSING RESTRICTIONS, THIS PROPERTY CANNOT BE RENTED TO THREE SHARERS.





Bedroom 1

19' 0" x 11' 2" (5.80m x 3.40m)

Spacious, beautifully furnished double bedroom featuring a double bed, bedside chest drawers, stylish pendant lighting, wall-to-wall storage, and a comfortable armchair. Large patio doors provide direct access to the garden, while modern grey décor and laminate flooring create a contemporary feel. The room also benefits from a private en-suite bathroom.

Ensuite 1

7' 7" x 5' 11" (2.30m x 1.80m)

Modern en-suite bathroom finished with stylish white and grey wall tiles and mosaic-effect floor tiling. Features a spacious walk-in shower with rainfall shower head, double sinks set within a wooden vanity unit, two mirrors, and a heated towel rail, creating a sleek and contemporary space.

Bedroom 2

14' 9" x 13' 1" (4.50m x 4.00m)

A further spacious double bedroom featuring a double bed and mattress, built-in wall-to-wall storage, a bedside table, and additional storage unit. Finished with laminate flooring and attractive light green and gold patterned wallpaper throughout, the room also benefits from a private en-suite bathroom.

Ensuite 2

8' 10" x 5' 7" (2.70m x 1.70m)

Spacious en-suite bathroom featuring white walls with tiled surrounds to the bath and shower area. The bathroom includes a bath with an overhead rainfall shower, WC, and a sink set within a vanity unit with a modern LED mirror above, creating a bright and contemporary space.



Kitchen/Diner

26' 6" x 20' 4" (8.07m x 6.20m)

Spacious open-plan kitchen, dining and living area, ideal for modern living and entertaining. The fully fitted kitchen features a dishwasher, gas hob, oven, integrated fridge freezer, wine cooler, ample worktop space, and plenty of storage. The dining area offers a large table with chairs and stylish pendant lighting overhead, while the comfortable lounge space includes a sofa, armchair, TV stand, and coffee table. Large windows and patio doors flood the room with natural light and provide direct access to the private garden.

Snug

14' 9" x 11' 2" (4.50m x 3.40m)

A cosy snug area located at the foot of the stairs between the two bedrooms, providing a perfect additional living space. Complete with comfortable seating, a coffee table, storage units, and attractive built-in archways leading to further storage areas. The space also features extensive storage solutions and dedicated wine shelving.

Utility & WC

Accessed via the snug area, the dedicated utility room and WC offers added convenience, featuring a washing machine, tumble dryer, second freezer, toilet, shelving, clothes railings and additional storage space. Finished with white walls and stylish black-and-white checked flooring, the space is both practical and well presented.



Lounge

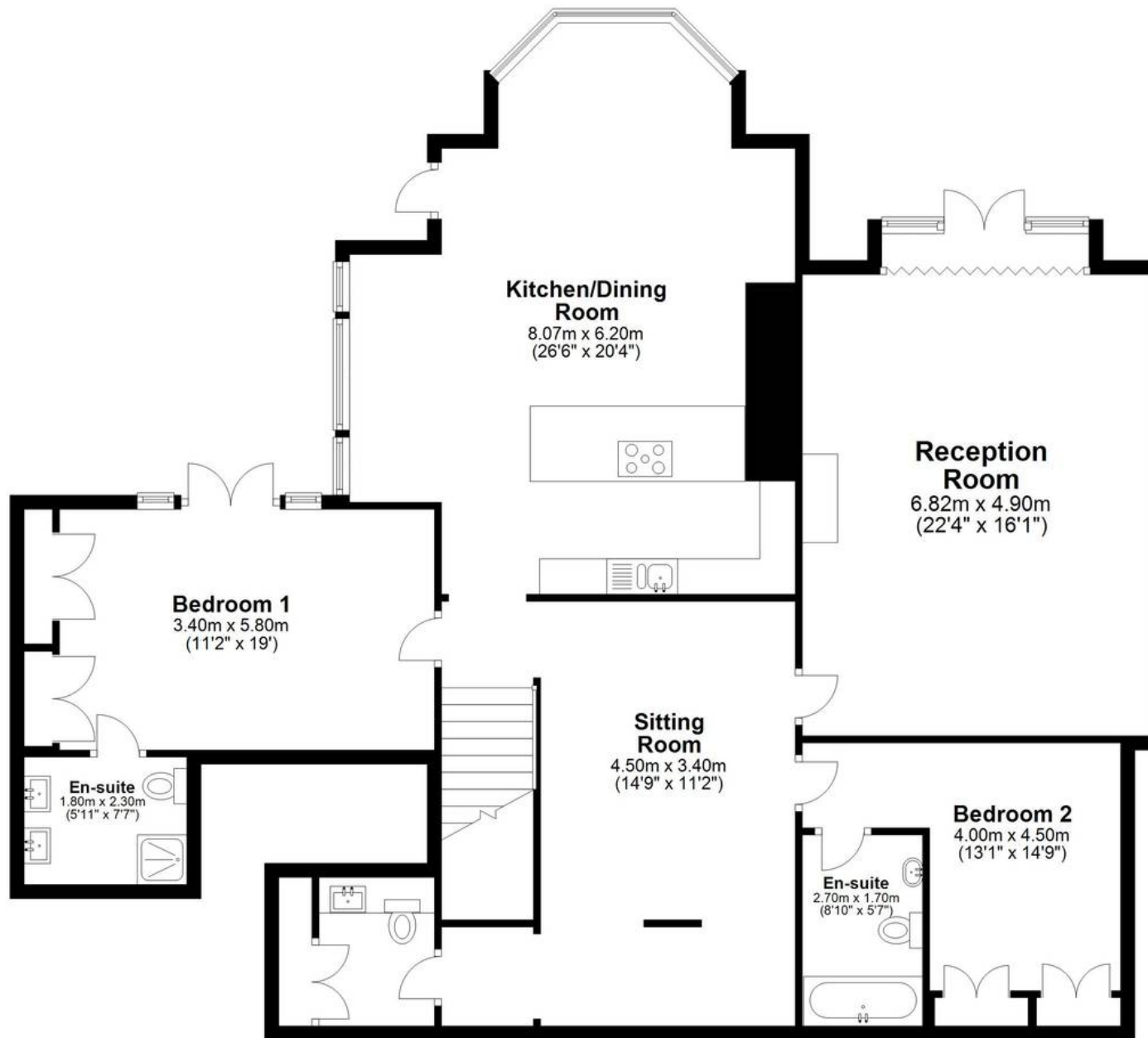
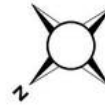
22' 5" x 16' 1" (6.82m x 4.90m)

A generously sized lounge finished to a modern standard, featuring laminate flooring, contemporary grey décor, and a feature fireplace with a large mirror above. The room offers comfortable seating space, built-in and freestanding shelving units for storage, and large windows spanning one wall alongside patio doors that provide plenty of natural light and direct access to the garden.



Ground Floor

Approx. 151.7 sq. metres (1632.6 sq. feet)



Total area: approx. 151.7 sq. metres (1632.6 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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