

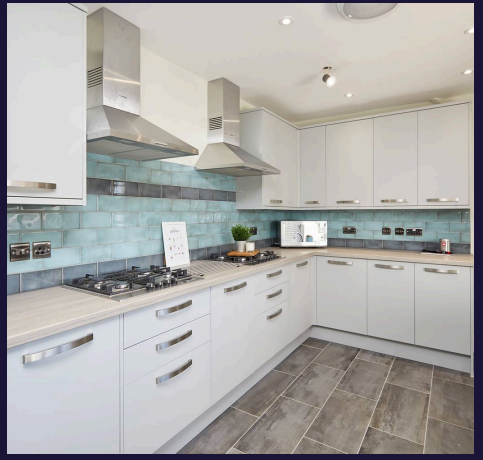
Caledon Road, Sherwood

Comfort Estates









Room 2 71 Caledon Road

Sherwood, Nottingham

This modern house-share is a range of en-suite bedrooms with shared living, dining and kitchen spaces. Arranged over 3 floors, this property has been individually designed and developed to suit the needs of young professionals wanting a high quality, secure home less than 2 miles from the City Centre. ALL BILLS INCLUDED (water, gas, electricity, council tax and fibre optic broadband!).

With excellent transport links and secure bike storage to the rear of the property.

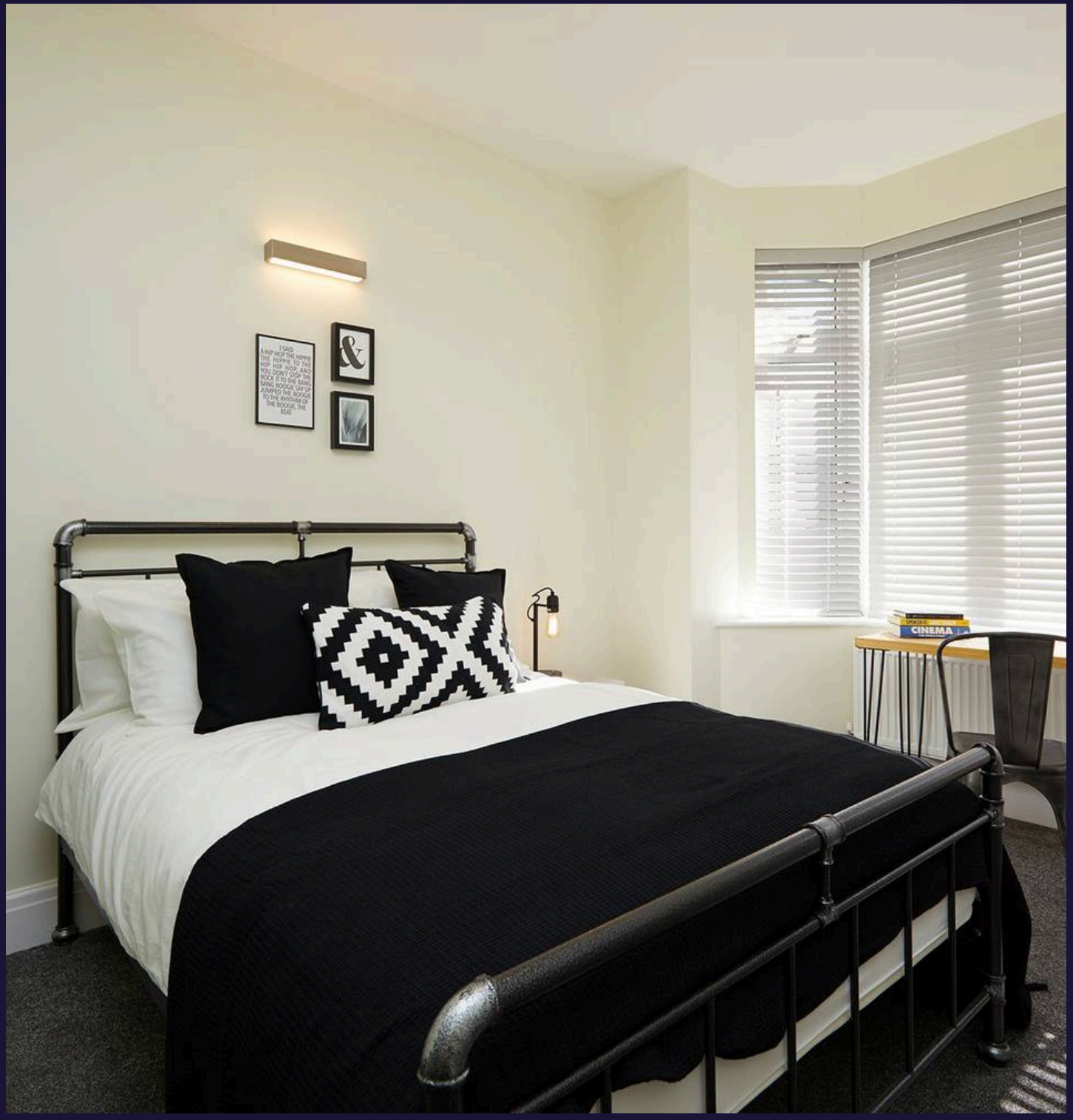
Benefiting from a wealth of local amenities including nearby restaurants and bars making this one of Nottingham's top rental hotspots! In close proximity to shops and transport links, with the bus stop down the road and a Sainsbury's supermarket and gym only a mile away.

Each bedroom is fully-furnished to include double bed and mattress, wardrobe and drawers and the en-suites include WC, wash hand basin and enclosed shower.

Book appointment to avoid disappointment! A development suitable for working professional tenants only.

Check out the video tour of the ground floor and living areas.

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Shared Open Plan Living Space
23' 11" x 9' 2" (7.29m x 2.80m)
Enjoy access to a stylish open-plan communal kitchen, dining and living space, fully furnished and designed for comfortable shared living. The modern kitchen is exceptionally well equipped, featuring multiple ovens, hobs, dishwashers and fridge-freezers, allowing several residents to cook and clean up at the same time. The comfortable lounge with Smart TV and dining area provides the perfect space to relax, socialise or work from home.

Bedroom 2
14' 1" x 10' 6" (4.30m x 3.20m)
Bedroom 2 is a spacious double bedroom, fully furnished with a double bed, wardrobe, desk, and chest of drawers. The room is finished with soft grey carpeting, light-coloured walls, and benefits from central heating via a radiator, creating a bright and comfortable living space. It also enjoys the convenience of an en-suite.

Utility
There is an additional utility space located in the rear garden that houses the washing machine and dryer.

En-suite
25' 3" x 11' 6" (7.70m x 3.50m)
Modern en-suite with walk-in shower, sink with under storage, heated towel rail and WC.

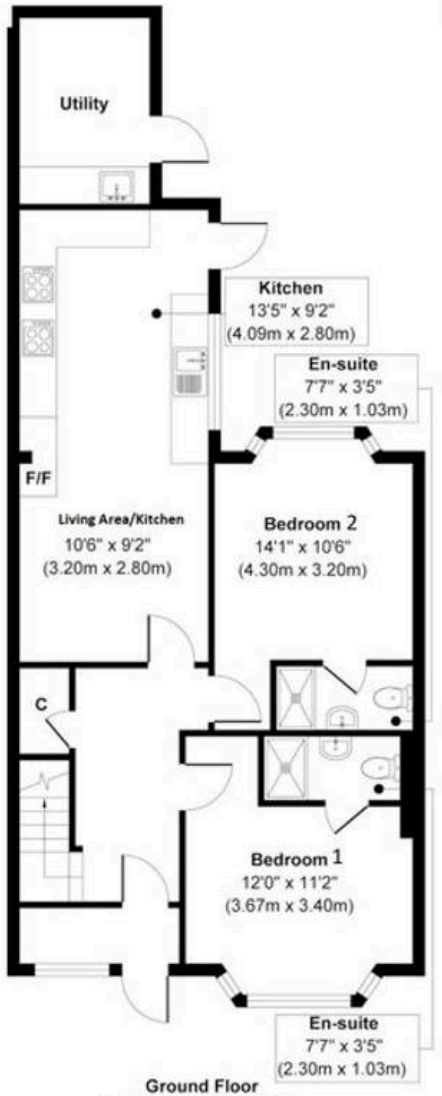




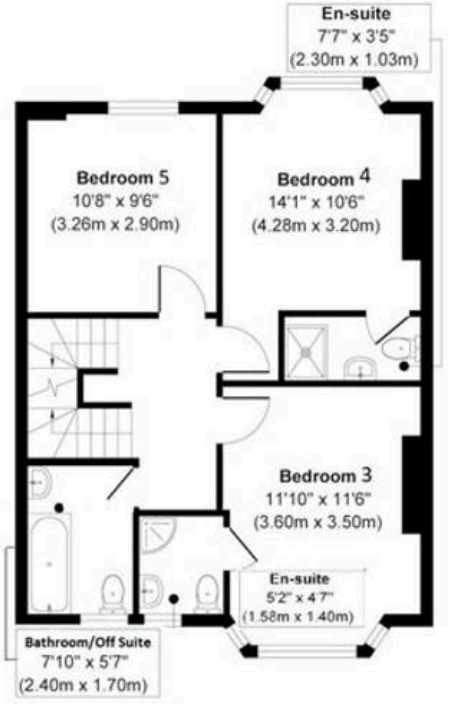




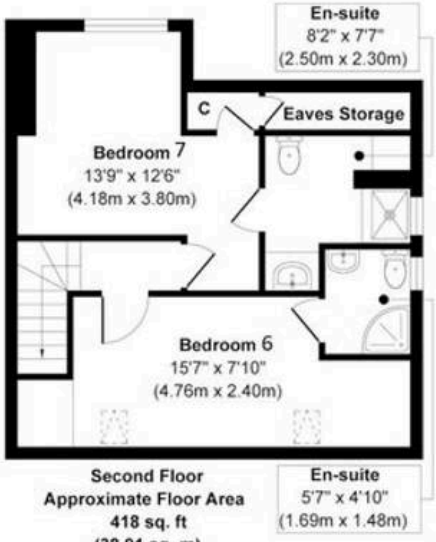
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Ground Floor
Approximate Floor Area
775 sq. ft
(72.00 sq. m)



First Floor
Approximate Floor Area
570 sq. ft
(53.02 sq. m)



Second Floor
Approximate Floor Area
418 sq. ft
(38.91 sq. m)



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