



Kentwood Road, Nottingham  
£995 PCM

 **Comfort**  
Estates



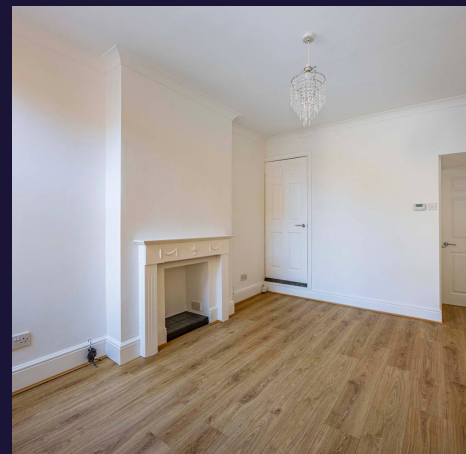
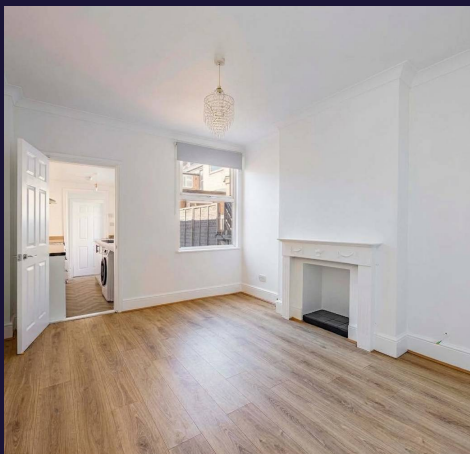
## Kentwood Road

### Nottingham

Comfort Estates are delighted to present this recently refurbished three-bedroom home, available to rent immediately and offered on an unfurnished basis.

Finished with new flooring, redecorating and a newly fitted kitchen, this well-presented property offers spacious accommodation arranged over three floors. The ground floor comprises a bright front reception room, a separate dining room with access to a useful cellar for additional storage, a modern galley-style kitchen, and a family bathroom. To the first floor are two generous double bedrooms, with a further spacious double bedroom occupying the second floor, providing flexible living space suitable for a variety of household arrangements.

Externally, the property benefits from a private rear courtyard garden, offering a low-maintenance outdoor space that is perfect for relaxing and enjoying the warmer months. The property is ideally suited to a couple or family seeking comfortable accommodation in a convenient location. On-street parking is available, and residents will benefit from a range of local amenities within walking distance, as well as excellent bus links providing easy access to Nottingham City Centre and the surrounding areas.



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### **Living Room**

12' 6" x 7' 3" (3.80m x 2.20m)

Located at the front of the property, this bright reception room is beautifully presented with neutral white walls and attractive laminate flooring throughout. The room benefits from high ceilings, while a large window fitted with blinds allows plenty of natural light to flood the room. Well-proportioned and versatile, this welcoming living area provides the perfect space for relaxing and entertaining.

### **Dining Room**

16' 1" x 10' 8" (4.90m x 3.25m)

Located between the living room and kitchen, this spacious dining room provides a versatile space for both everyday dining and entertaining. The room is decorated with neutral white walls and attractive laminate flooring, while a window overlooking the rear aspect, fitted with blinds, allows plenty of natural light to fill the space. A charming feature mantelpiece adds character and creates an attractive focal point. The dining room also offers access to the kitchen, stairs leading to the first and second floors, and a useful cellar, providing excellent additional storage space.

### **Kitchen**

9' 10" x 5' 9" (3.00m x 1.75m)

Located to the rear of the property, this newly fitted kitchen has been finished to a modern standard and features a range of stylish white gloss wall and base units, complemented by light wood-effect worktops. The room is decorated with crisp white walls and benefits from new flooring throughout, creating a bright and contemporary feel. A large window allows plenty of natural light to flood the space, while the kitchen is equipped with an electric hob, oven and washing machine. A striking black sink with drainer adds a modern contrast to the design. There is also under-counter space available for tenants to add their own appliances if required.



### **Bathroom**

Located on the ground floor at the rear of the property, this well-presented bathroom is finished in a bright, neutral style with white décor and newly fitted flooring throughout. The suite comprises a bath with shower over, wash hand basin, WC and a wall-mounted mirrored cabinet, providing useful storage for toiletries and everyday essentials. White tiled surrounds to the bath area create a clean and modern finish, while a radiator provides comfort and practicality.

### **Bedroom 1** – 12' 6" x 10' 8" (3.80m x 3.25m)

Located at the front of the property on the first floor, this spacious double bedroom is newly decorated and features recently fitted grey carpeting and crisp white walls throughout, creating a bright and modern living space. The room benefits from a useful built-in storage cupboard, providing practical storage. Generously proportioned, there is ample space to accommodate a range of bedroom furniture, making it both comfortable and versatile.

### **Bedroom 2** – 10' 8" x 10' 6" (3.25m x 3.20m)

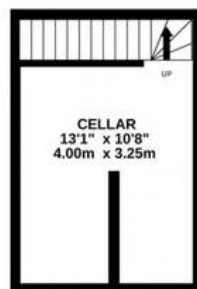
Located on the first floor at the rear of the property, this generous double bedroom is well presented with newly fitted carpeting and crisp white walls, creating a bright and welcoming space. The room benefits from a useful built-in cupboard housing the boiler, which also provides additional storage space. Spacious and versatile, the room offers ample space for a range of bedroom furniture.

### **Bedroom 3** – 16' 1" x 10' 8" (4.90m x 3.25m)

Located on the second floor, this further generous bedroom is beautifully presented with newly fitted carpeting and neutral white walls throughout, creating a bright and welcoming atmosphere. The room benefits from plenty of natural light, enhancing the sense of space and comfort. Well-proportioned and versatile, it offers ample room for a full range of bedroom furnishings, making it an ideal and comfortable space.



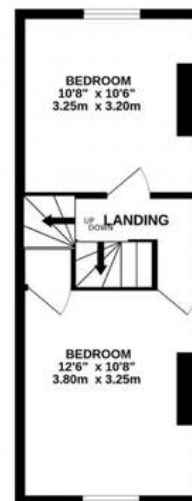
**BASEMENT**  
166 sq.ft. (15.5 sq.m.) approx.



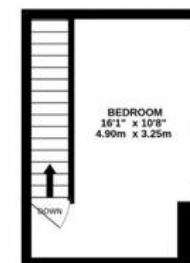
**GROUND FLOOR**  
390 sq.ft. (36.2 sq.m.) approx.



**1ST FLOOR**  
268 sq.ft. (24.8 sq.m.) approx.



**2ND FLOOR**  
143 sq.ft. (13.3 sq.m.) approx.



37 KENTWOOD ROAD, NOTTINGHAM, NG2 4FL

TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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