



Quorn Close, Nottingham  
£1,350 pcm

## Quorn Close

### Nottingham

Situated in the sought-after Attenborough area of NG9, this well-presented three-bedroom home is available now and has been repainted throughout, offering fresh and spacious accommodation ready for immediate occupation.

The ground floor comprises a welcoming entrance hallway with under-stairs storage, a bright lounge featuring a decorative wallpaper feature wall and inset electric fireplace, a separate dining room with patio doors to the garden, and a well-equipped kitchen overlooking the rear garden. Appliances include a dishwasher, washing machine, fridge/freezer, gas hob, oven and grill.

To the first floor are three bedrooms, including a spacious main bedroom with fitted wardrobes and storage cupboards, a second double bedroom overlooking the garden and a versatile third bedroom with built-in storage. The modern bathroom comprises a bath, separate shower cubicle, wash basin, WC, heated towel rail, and mirrored storage cabinets.





## 6 Quorn Close

Nottingham

Externally, the property benefits from a private enclosed rear garden featuring a patio area, lawn, flower beds, and a fire pit, with attractive views backing onto Chilwell Manor Golf Course. There is also a driveway providing off-road parking for one vehicle, a garage, and additional on-street parking available within the close.

The property is ideally located close to a range of everyday amenities in Attenborough, Chilwell and Beeston. Attenborough Railway Station is approximately half a mile away, while regular bus services and excellent road links make commuting easy. Beeston Town Centre is also within easy reach, offering a wide selection of shops, supermarkets, cafés and restaurants, while the nearby Attenborough Nature Reserve provides fantastic opportunities for walking and outdoor recreation.

Available now and offered unfurnished. Early viewing is highly recommended.





### **Kitchen**

12' 5" x 8' 1" (3.78m x 2.46m)

Overlooking the rear garden through a large double-glazed window, this spacious kitchen provides a bright and practical environment for day-to-day living. A door from the kitchen also offers direct access to the side of the property and the rear garden. Fitted with a range of storage units, the kitchen features an integrated double oven and grill, four-ring gas hob, and a stainless steel extractor hood. A selection of appliances are included for added convenience, comprising a washing machine, dishwasher, and fridge/freezer.

### **Lounge**

13' 6" x 13' 0" (4.11m x 3.96m)

A spacious and well-presented lounge, offering an abundance of natural light through a large double-glazed window overlooking the front of the property. Recently repainted throughout, the room features a stylish decorative wallpaper feature wall, creating a modern and inviting focal point. A central stone fireplace with inset electric fire adds character to the space, while fitted shelving and storage on either side of the chimney breast provide practical storage solutions. Finished with carpet flooring, this well-proportioned reception room offers an excellent space for relaxing and flows seamlessly through an open archway into the dining area.



### **Dining Room**

11' 3" x 9' 3" (3.43m x 2.82m)

Accessed from the lounge via an open archway, the dining room is a bright and spacious area, recently repainted throughout to create a fresh finish with feature wall including decorative wallpaper. Offering ample space for a large dining table and chairs, the room is perfectly suited to both family meals and entertaining guests. Overlooking the rear garden, the dining area benefits from a large double-glazed tilt-and-slide patio door, allowing an abundance of natural light to flood the room while providing direct access to the patio and outdoor seating area. The seamless connection between the indoor and outdoor spaces makes this a wonderful setting for both everyday living and summer entertaining.

### **Hallway**

9' 7" x 6' 5" (2.92m x 1.96m)

The property is entered via a spacious and welcoming hallway, creating an excellent first impression. This well-presented entrance space provides access to the ground floor accommodation and benefits from a useful under-stairs storage cupboard, ideal for coats, shoes, and household essentials.

### **Main Bedroom**

13' 6" x 13' 0" (4.11m x 3.96m)

Located at the front of the property, the main bedroom is a spacious and well-presented room, recently repainted throughout and finished with carpet flooring. A stylish floral feature wall adds character, while a large double-glazed window allows plenty of natural light to fill the space. The room benefits from excellent built-in storage, including floor-to-ceiling double wardrobes with hanging space and additional cupboards above, making it both comfortable and practical.



### **Bedroom 2**

13' 0" x 9' 5" (3.96m x 2.87m)

A well-proportioned double bedroom overlooking the rear garden, offering pleasant views across the garden and towards Chilwell Manor Golf Course beyond. Recently decorated and finished with carpet flooring, the room provides a bright and comfortable space, ideal as a bedroom, guest room, or home office. The peaceful rear aspect creates a relaxing atmosphere, making this an attractive and versatile room within the property.

### **Bedroom 3**

9' 3" x 7' 11" (2.82m x 2.41m)

A further bedroom, recently repainted throughout and finished with carpet flooring, creating a bright and comfortable space. Benefiting from useful built-in storage, this versatile room would be ideal as a single bedroom, nursery, home office, or dressing room, depending on your individual needs.

### **Bathroom**

9' 3" x 7' 10" (2.82m x 2.39m)

A bright and modern bathroom, recently repainted throughout and finished with tiled walls and flooring. The suite comprises a bath, separate corner shower cubicle, wash basin, and WC. The room also benefits from a chrome heated towel rail and mirrored storage cabinets, providing both comfort and practical storage for everyday essentials.

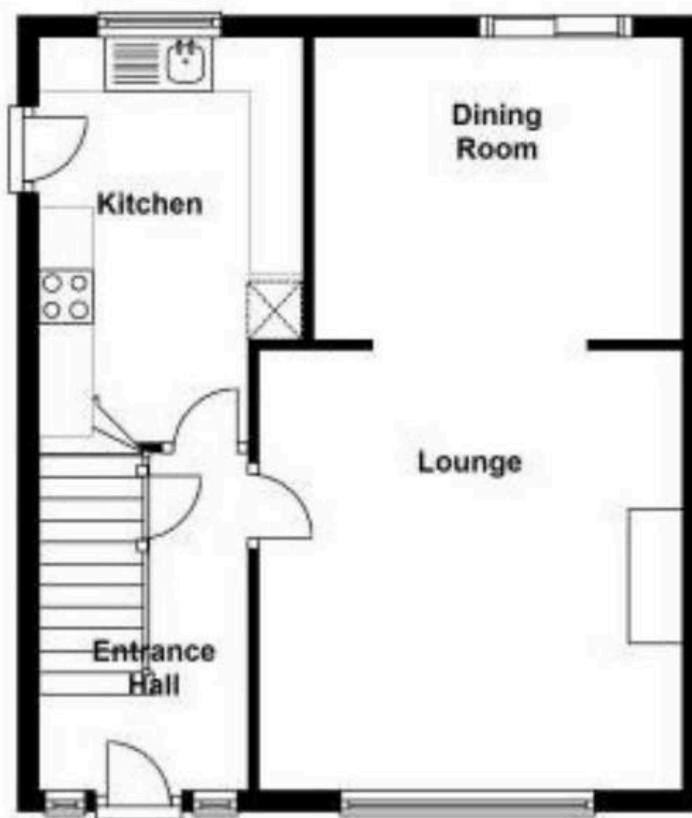




# Comfort Estates

## Ground Floor

Approx. 43.4 sq. metres (467.6 sq. feet)





## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

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