

Charlbury Road, Nottingham

£1,300 PCM

Comfort Estates









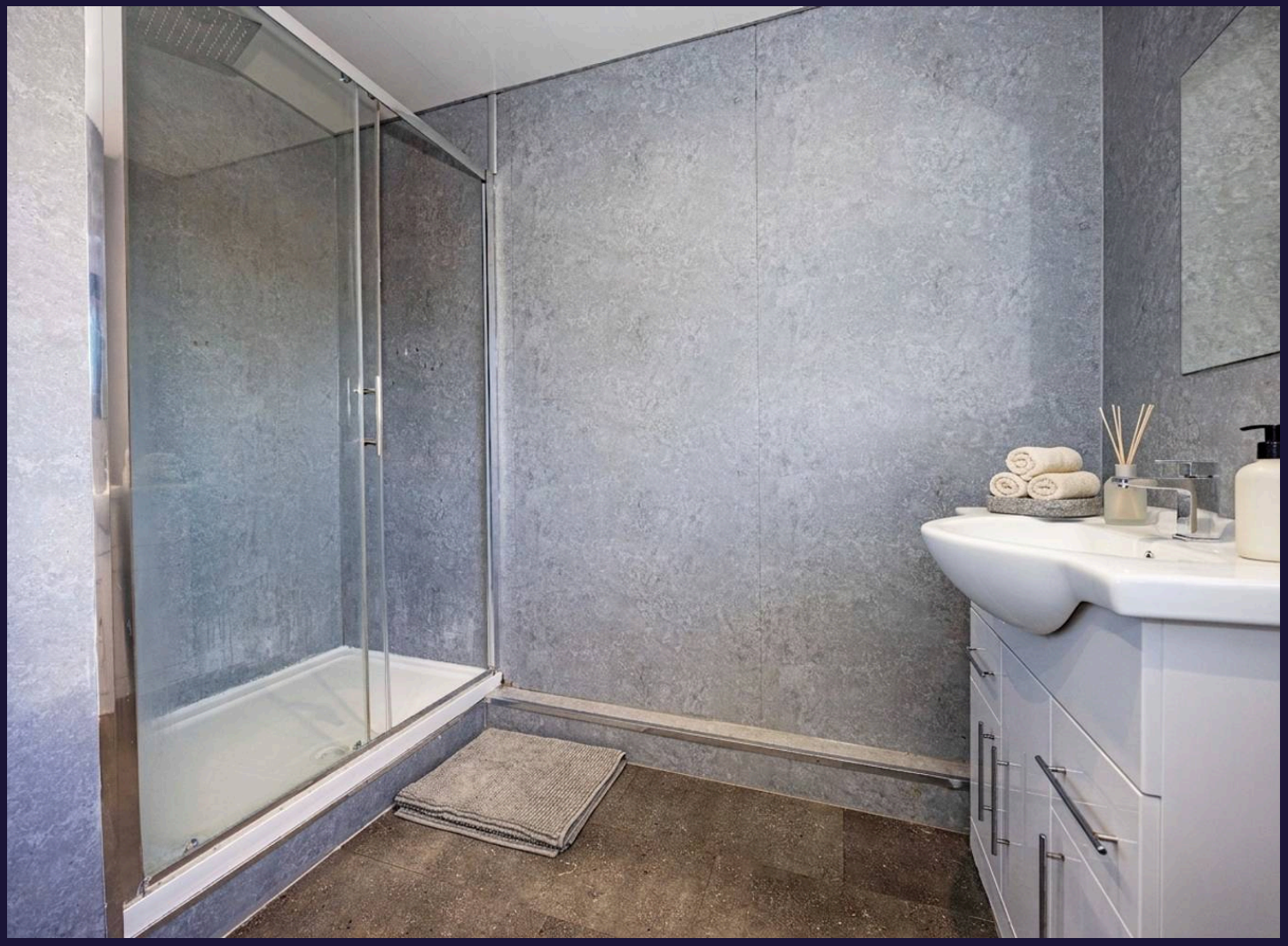
Charlbury Road

Nottingham

A beautifully presented three-bedroom home occupying a desirable position on Charlbury Road, offering spacious and versatile accommodation ideal for professionals, couples, and families alike. Available now and offered unfurnished, the property combines generous living space with excellent outdoor amenities in a popular residential setting.

The accommodation comprises a spacious lounge/dining room, fitted kitchen, ground floor WC, three well-proportioned bedrooms, and a recently refurbished shower room. Thoughtfully arranged throughout, the property offers flexible living space to suit a variety of lifestyles.

Externally, the property benefits from a front garden, private rear garden, driveway, covered carport, and garage, providing excellent outdoor space, storage, and convenient parking. Further unrestricted on-street parking is also available









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The property is ideally situated for convenient day-to-day living, with local amenities including Co-op and Lidl supermarkets both within easy reach. Excellent transport links are available via nearby bus routes, whilst Nottingham Railway Station is only a short drive away. Families will appreciate the proximity of Bluecoat Beechdale Academy and Middleton Primary & Nursery School, while Harrison's Plantation Nature Reserve and Wollaton Park offer attractive nearby green spaces for recreation and leisure.

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



Lounge/Diner
A spacious and inviting lounge/dining area featuring attractive wood-effect laminate flooring and a charming feature fireplace forming the focal point of the room. Patio doors provide direct access to the rear garden, creating a bright and versatile space ideal for both relaxing and entertaining.

Downstairs WC
Conveniently located on the ground floor, the WC is fitted with a toilet and a practical handwash basin positioned above.

Kitchen
Recently refurbished, the kitchen offers a range of storage solutions, including a generous pantry cupboard. Fitted with an electric hob, oven, extractor fan, washing machine, and freestanding fridge-freezer, the space is both practical and well-equipped. A rear door provides direct access to the carport.

Bedroom One
A generously sized double bedroom positioned at the front of the property, providing comfortable accommodation and ample space for freestanding furniture.



Bedroom Two
Another spacious double bedroom overlooking the rear garden, offering a pleasant outlook and flexible living space.

Bedroom Three
A well-proportioned third bedroom situated at the front of the property, ideally suited as a single bedroom, home office, nursery, or dressing room.

Bathroom
A contemporary, newly refurbished shower room featuring a walk-in shower with both rainfall and handheld shower attachments. The room further benefits from a wash basin with vanity storage beneath and a heated towel rail, combining style with practicality.











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