

Room 3, Loughborough Road, West Bridgford

£650 pcm

Comfort Estates









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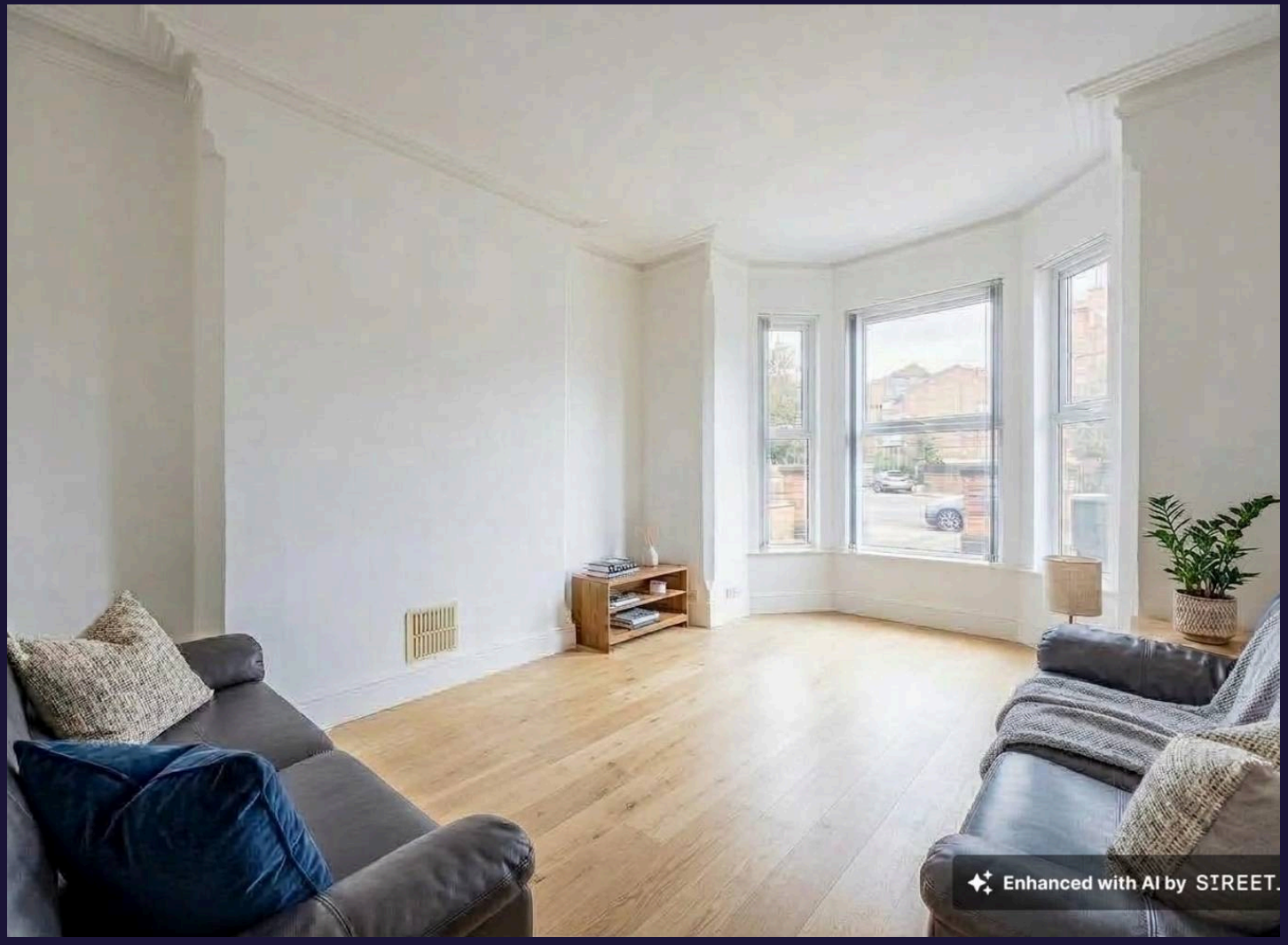
West Bridgford, Nottingham

Comfort Estates are delighted to present this beautifully presented five-bedroom professional house share, available by the room, ideally located in the highly sought-after area of West Bridgford.

Available immediately, this spacious first-floor double bedroom comes fully furnished and benefits from a brand-new private en-suite shower room. The room is offered fully furnished.

Tenants have access to a newly fitted communal kitchen/diner, fully equipped with a range of modern appliances, generous storage and dining space, as well as a spacious shared lounge providing a comfortable area to relax and socialise.

All bills are included within the rent, offering straightforward and convenient living. The property also benefits from both off-street and on-street parking options and the rear patio and garden area which is perfect for enjoying in the summer months.









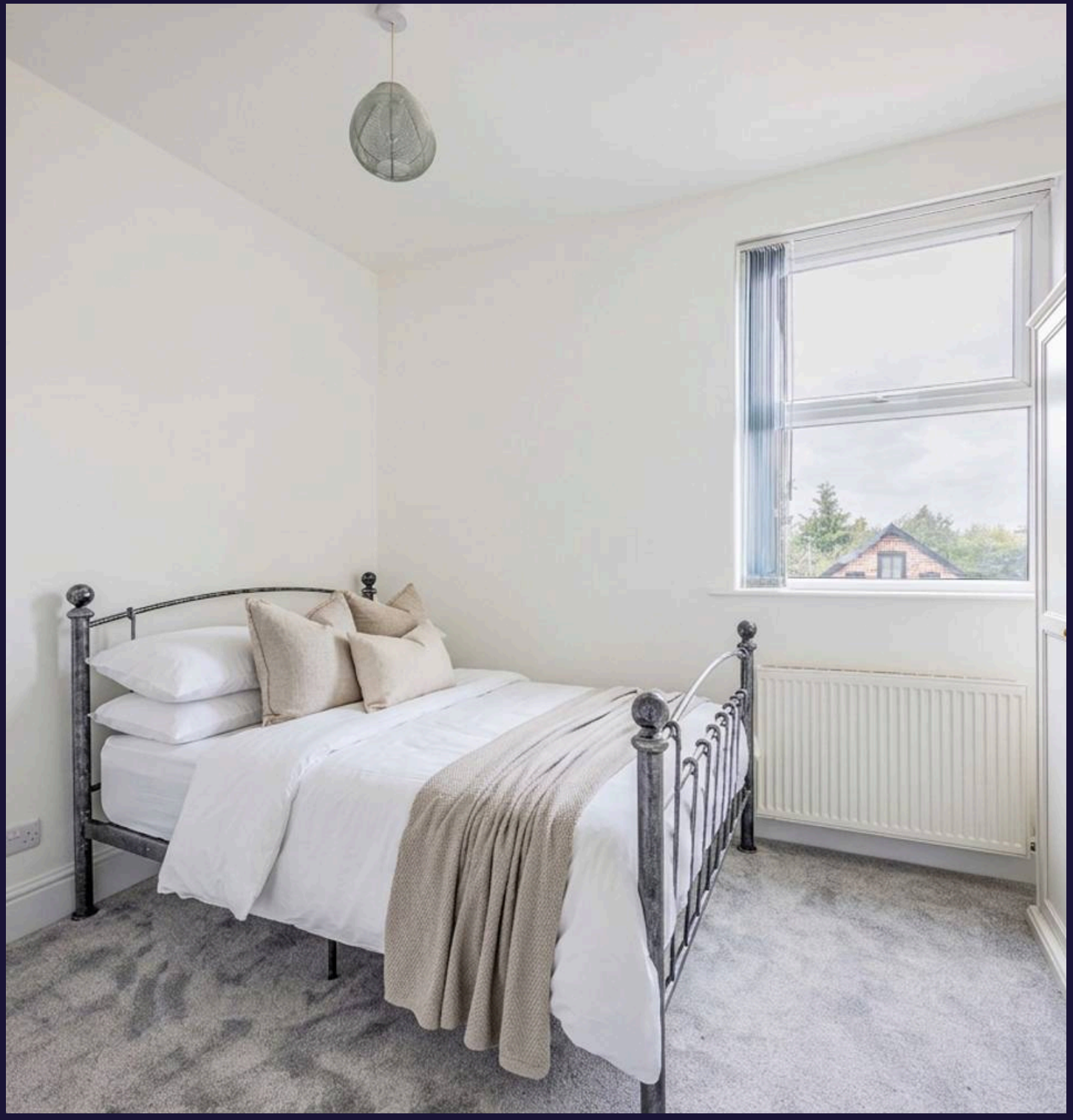
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Ideally situated within walking distance of a major supermarket and the vibrant Central Avenue in West Bridgford, residents can enjoy an excellent range of cafés, bars, restaurants and local amenities. The property also offers fantastic transport links with easy access to Nottingham City Centre.

For leisure and outdoor activities, residents are within easy reach of West Bridgford Park, Victoria Embankment, Trent Bridge Cricket Ground, Nottingham Forest Football Club, Notts County Football Club and the National Water Sports Centre at Holme Pierrepont.

Available now, this fantastic room would be ideal for a professional tenant seeking high-quality accommodation in one of Nottingham's most desirable locations. Early viewing is highly recommended.



Bedroom 3
12' 8" x 11' 6" (3.85m x 3.50m)
Located on the first floor, this spacious double bedroom is freshly decorated with crisp white walls and soft grey carpeting throughout, creating a bright and modern living space. The room is furnished with a double bed and mattress, chest of drawers and a large wardrobe, providing ample storage for clothing and personal belongings.

En-suite
The room further benefits from a brand-new en-suite shower room, finished in a modern style with crisp white walls, contemporary laminate flooring and marble-effect aqua panelling within the shower area. The suite comprises a shower cubicle, wash hand basin, WC and mirror, creating a bright and practical space. Beautifully presented throughout, this modern en-suite offers both convenience and privacy for the occupant.

Lounge
14' 7" x 12' 6" (4.45m x 3.80m)
Located on the ground floor at the front of the property, this spacious and bright shared lounge provides a comfortable communal area for tenants to relax and socialise. The room is furnished with two sofas, a corner table and a TV stand, creating a welcoming living space. Large windows fitted with blinds allow plenty of natural light to fill the room, while the high ceilings enhance the sense of space and openness. Well presented and inviting throughout, this communal lounge offers the perfect place to unwind after a busy day.



Kitchen/Diner
18' 4" x 9' 6" (5.60m x 2.90m)
A modern and newly fitted shared kitchen/diner, thoughtfully designed to provide an excellent communal space for tenants complete with dining table and chairs. The kitchen features a stylish range of blue wall and base units, offering ample storage alongside generous worktop space along with a dining table and chairs. Appliances included are an electric hob and oven, built-in combi microwave, dishwasher, washing machine, and two integrated fridge freezers, making the space fully equipped for day-to-day living. A stainless steel sink with drainer adds further practicality. The dining area is finished with light neutral walls and attractive laminate flooring throughout, creating a bright and welcoming atmosphere. Large patio doors open directly onto the shared garden, allowing plenty of natural light to flood the room and providing easy access to the outdoor space.

W/C
Conveniently located on the ground floor beneath the stairs and by the kitchen, this practical WC provides additional convenience for occupants. The room comprises a WC, wash hand basin and mirror, and is decorated in a modern neutral style with grey laminate flooring and crisp white walls throughout. Stylish and easy to maintain, it offers a useful additional facility within the property.

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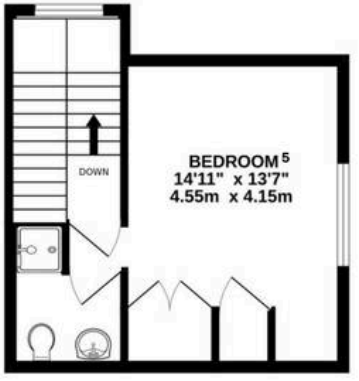
GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.2 sq.m.) approx.





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