

Church Walk, Woodborough

£950 pcm

Comfort Estates









Church Walk

Woodborough, Nottingham

Charming Two-Bedroom Cottage in the Heart of Woodborough - Available Mid January 2027.

Comfort Estates are delighted to offer this beautifully renovated two-bedroom character cottage, perfectly positioned in the heart of the highly sought-after village of Woodborough.

This delightful home is offered unfurnished and features a spacious main bedroom along with a second room—ideal as a home office or study. The property also includes a stylish bathroom with a modern shower cubicle, wash basin, and WC.

Lovingly restored to a high standard, this cottage effortlessly blends period charm with contemporary comfort. Key features include a modern kitchen with integrated appliances, wine cooler, air conditioning for year-round comfort and off-street parking for one vehicle.

Woodborough is a picturesque and peaceful village, rich in history as a traditional framework-knitting community. It boasts a welcoming village atmosphere with a local primary school and some lovely pubs nearby—making it an ideal location for a small family or couples seeking tranquillity with easy access to nearby towns and amenities. Viewing is highly recommended—contact us today to arrange a viewing and avoid disappointment!

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Entrance Porch
Enter via the uPVC door into the spacious entrance porch providing access through into the kitchen/living area. Housing the washer/dryer with space for cloaks and shoes.

Lounge
11' 11" x 9' 1" (3.63m x 2.77m)
A delightful open plan room, making best use of the space on offer, and highlighting the original charm and character of the property. The room fuses new with old and the dual aspect views drawer in the light from outside. With exposed wooden beams, chrome spotlights and high quality fittings, wooden flooring, exposed wooden window frames and architraves, uPVC windows and French doors and air conditioning unit.

Kitchen
11' 11" x 11' 3" (3.63m x 3.42m)
The kitchen features a range of quality high gloss wall and base units with a ceramic sink and drainer, mixer tap, single electric oven with extractor chimney over, integrated dishwasher and wine cooler finished with square edged marble effect worktops.



Bathroom
5' 8" x 4' 9" (1.72m x 1.46m)
A well-appointed shower room with a 3-piece-suite containing large walk-in shower with mixer shower over, low flush WC and pedestal wash hand basin. Finished with ceramic tile flooring and walls, heated towel rail, spotlight fittings and uPVC double glazed window to the rear aspect.

Main Bedroom
13' 0" x 10' 5" (3.96m x 3.17m)
A well-proportioned bedroom exposed wooden beams and high ceilings. The room has been tastefully decorated throughout with white walls and neutral carpets, as well as having some clever built-in storage making best use of the space under the eaves, having the added benefit of a wall mounted air conditioning unit.

Second Bedroom/Study
8' 7" x 4' 11" (2.62m x 1.50m)
A small second bedroom or study room, with white walls, gas central heating radiator, natural carpet, and uPVC window to the rear aspect.



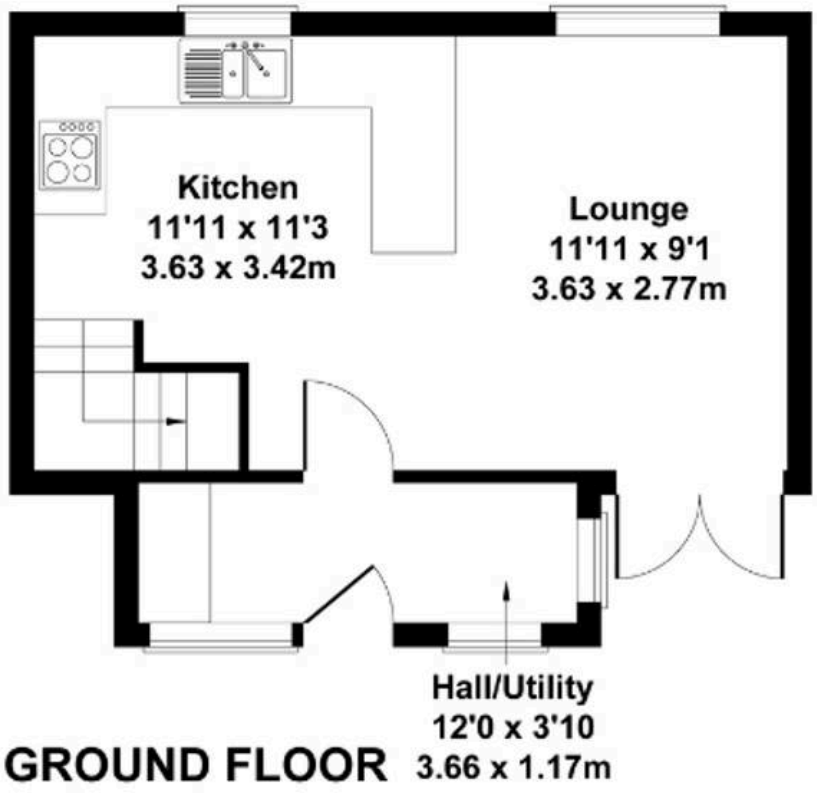




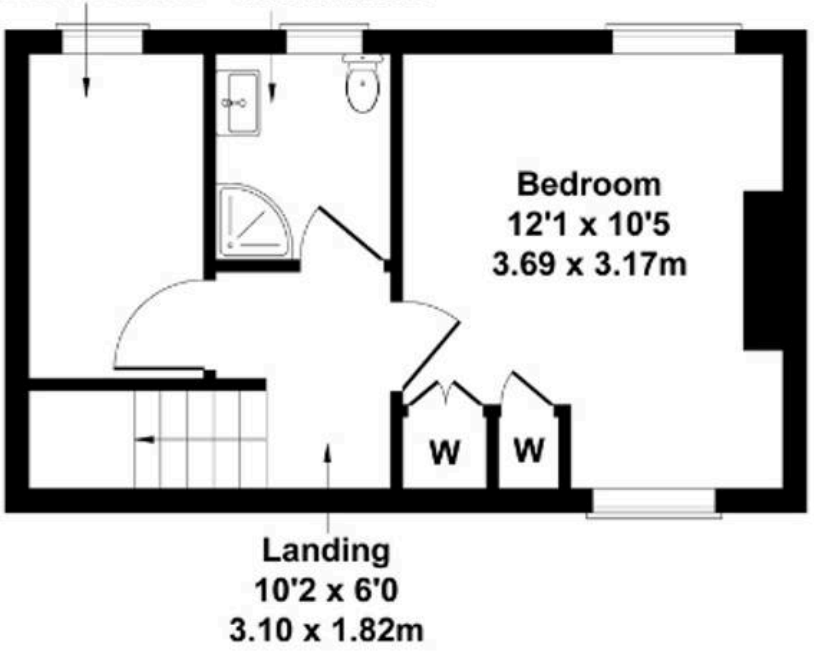


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Approximate Gross Internal Area
538 sq ft - 50 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025

For Illustrative Purposes Only.



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