



59 Charnock Avenue, Nottingham  
£400,000

 **Comfort**  
Estates





## 59 Charnock Avenue

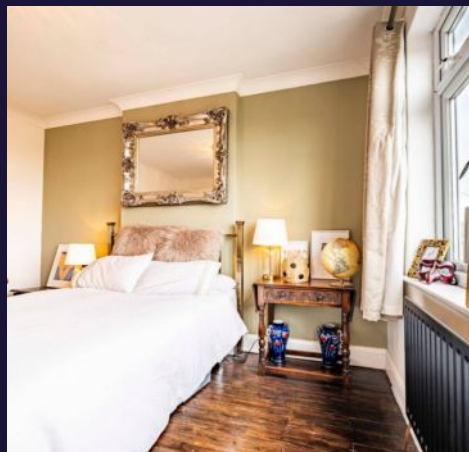
Nottingham, Nottingham

A lovingly presented three bedroom detached family home, located in the ever popular residential area of Wollaton. Ideal for those who love outdoor green spaces whilst still wishing to be connected to a wealth of amenities. The property is within walking distance to Wollaton Hall and Deer Park, the Jubilee campus with a range of sports facilities such as tennis courts, and also a short distance away from Highfields Park. It benefits from excellent transport links, being in close proximity to Nottingham City Centre, and Queens Medical Centre. For those commuting there is easy access to the A52 and other major routes through the City.

Built in the 1930's, the property still holds some traditional features, all adding to this beautiful homes charm, such as; a stunning stained glass front door, 1930's wooden doors, picture rails, coving, panelling, and exposed wooden floors. The tall ceilings and large windows make each space feel bright and spacious.

In brief the property consists of; a welcoming entrance hallway with understairs storage, a spacious lounge with bay window, a bright dining room with patio doors to the garden, separate kitchen, two Double bedrooms, one good-sized third bedroom with space for a small double bed, bathroom, additional WC room, beautiful South-East facing garden and driveway parking.

Don't miss the chance to make this stunning property your next home - Call us today to schedule your viewing.







## 59 Charnock Avenue

Nottingham, Nottingham

A beautifully presented three bedroom DETACHED family home. With DRIVEWAY parking and within walking distance to Wollaton Park along with other green spaces.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

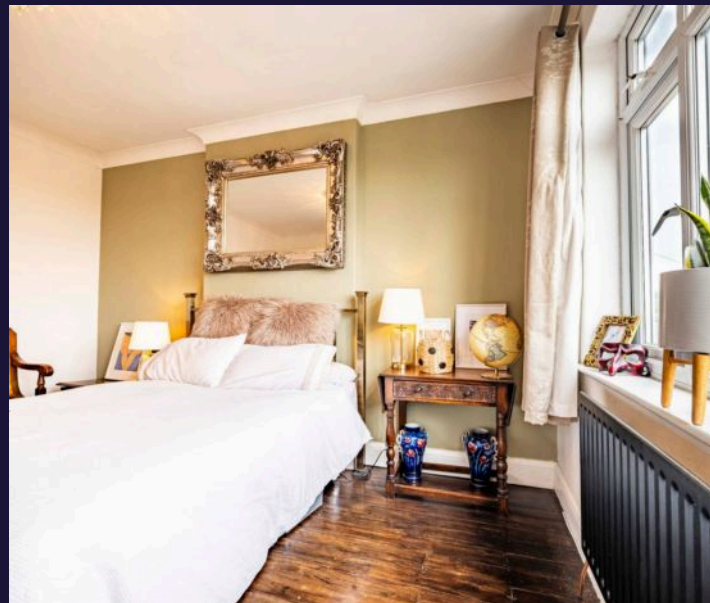
EPC Environmental Impact Rating: E

- Detached Family Home
- Two Reception Rooms
- South-East Facing Enclosed Rear Garden
- Driveway Parking
- Walking Distance to Wollaton Hall Deer Park
- Close Proximity to the City Centre and Queens Medical Centre
- Beautifully Presented with Character Features





You can include any text here. The text can be modified upon generating your brochure.







## Overview

A beautifully presented 1930s three-bedroom detached home in the highly sought-after area of Wollaton. Full of charm and original features, including stained glass, picture rails, and exposed wooden floors. This home offers bright and spacious rooms with high ceilings and large windows throughout. The accommodation comprises a welcoming entrance hall, x2 reception rooms, a separate kitchen, three double bedrooms, a bathroom with a separate WC, and South-East facing garden. This really is the perfect blend of period character and modern convenience—early viewing recommended.

## Entrance Hallway

8' 11" x 15' 6" (2.72m x 4.73m)

A welcoming and spacious entrance hallway, featuring a stunning original stained glass door and side windows, panelling to the walls, picture rail, coving, visible exposed wooden flooring, and original understairs cupboard. This space is neutrally decorated with white walls, pendant light fitting, and black gas central heating radiator.

## Lounge

12' 7" x 15' 5" (3.84m x 4.70m)

A spacious lounge, with a large bay window to the front aspect. This room is a cool neutral white, with light carpet, feature fireplace, space either side of the chimney breast for storage, coving and pendant light fitting. There is a Victorian style radiator under the bay window and wooden 1930's door.

## Dining Room

12' 7" x 16' 8" (3.84m x 5.09m)

The dining room is located at the back of the property, benefitting from a bay with patio doors connecting the space to the well presented south-east facing garden, with a terrace for dining outdoors. This room is bright and spacious, neutrally decorated in a fresh white, with light carpet. There is a working 'log burner style' gas fireplace, pendant light fitting and black gas central heating radiator.

## Kitchen

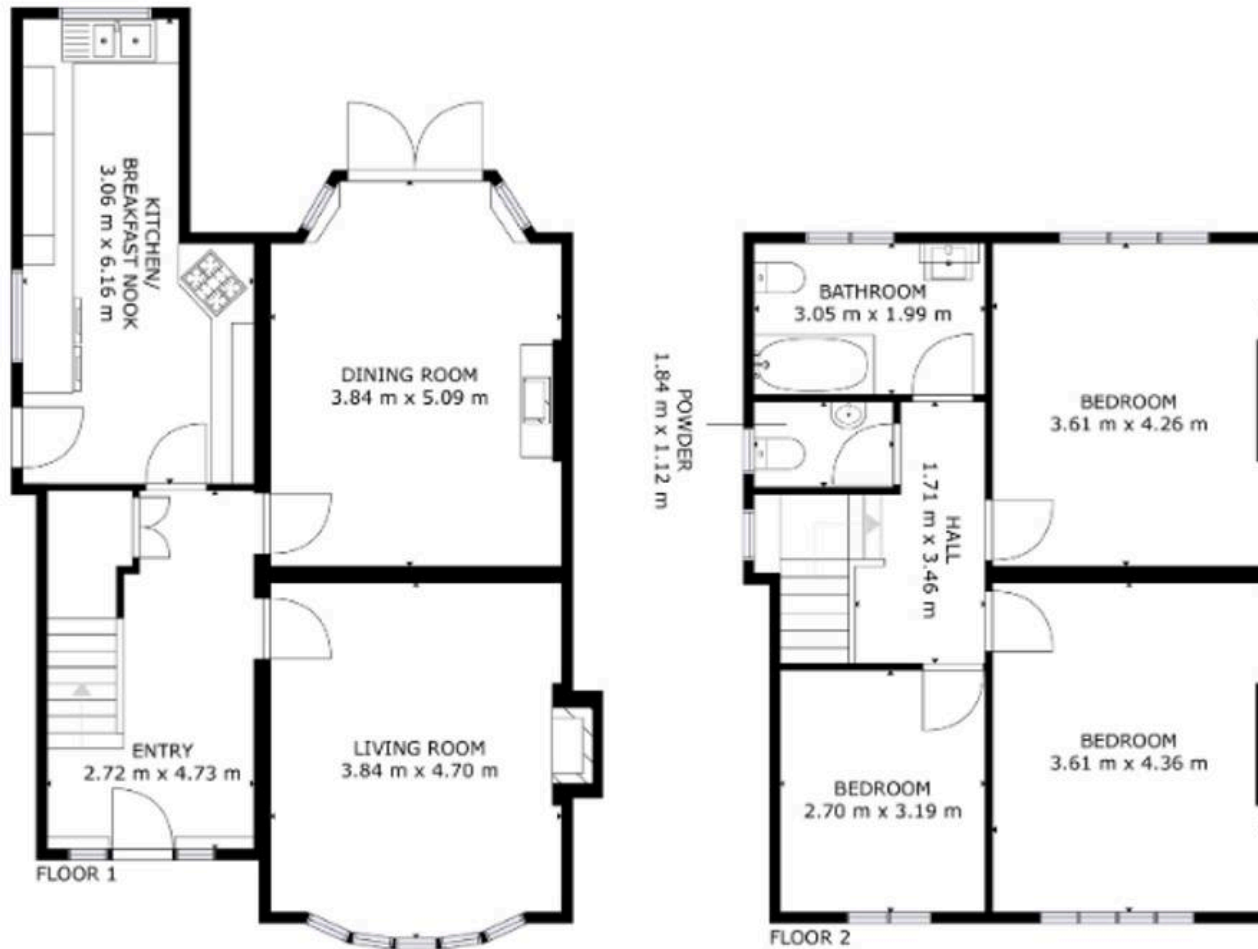












GROSS INTERNAL AREA  
FLOOR 1: 68 m<sup>2</sup>, FLOOR 2: 58 m<sup>2</sup>  
TOTAL: 126 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





GROSS INTERNAL AREA:  
FLOOR 1: 65 m<sup>2</sup>, FLOOR 2: 58 m<sup>2</sup>  
TOTAL: 123 m<sup>2</sup>





## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

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