



3A Bridge Road, Wollaton
£600,000

 **Comfort**
Estates



3A Bridge Road

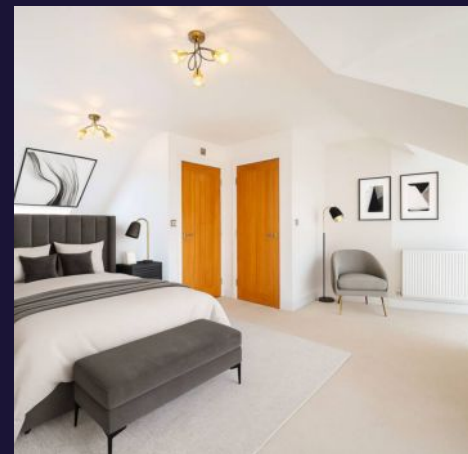
Wollaton, Nottingham

Prepare to be impressed by this stunning 4-bedroom detached house located in a desirable new build development, expertly designed and built by the highly regarded developers, Swan Homes. This carefully crafted, luxurious home offers a perfect blend of modern elegance and luxurious design, making it a one-of-a-kind purchase.

Upon entering, you will be greeted by a sense of grandeur and sophistication. The property boasts four generously sized bedrooms, including two with en-suites, ensuring privacy and comfort for all residents. The entire ground floor boasts zoned underfloor heating whilst the open plan kitchen diner is a focal point of the house, featuring a bespoke finish that is both stylish and practical for every-day living with two Velux windows and direct access to the garden.

In addition, the property offers an integral garage, driveway, a convenient utility room, and a large rear garden that has been immaculately landscaped to provide a tranquil outdoor space for relaxation and entertainment.

Located in a prime area, this home is within proximity to the beautiful Wollaton Hall and Deer Park, offering opportunities for leisurely strolls and picnics in a picturesque setting. Furthermore, its convenience continues with easy access to the Queen's Medical Centre, and a variety of local amenities on your doorstep.





3A Bridge Road

Wollaton, Nottingham

NEW DEVELOPMENT: Four bedroom detached FAMILY HOME with GARAGE, EN-SUITE BATHROOMS and all located within walking distance to WOLLATON HALL. A beautifully presented property across THREE STOREYS.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Designed And Built By The Highly Regarded Developers, Swan Homes
- Four Bedrooms Including 2 With En-suites
- Carefully Crafted Luxurious Home
- Open Plan Kitchen Diner With Bespoke Finish
- Integral Garage, Driveway, Utility Room And Large Rear Garden
- Immaculately Landscaped
- Located Within Close Proximity To The Beautiful Wollaton Hall And Deer Park
- Close To Nottingham City Centre, QMC and Local Amenities
- New Build Development



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





Overview

Presenting this stunning 4-bedroom detached home in a sought-after new build development by Swan Homes, offering modern elegance and luxury throughout. Features include a bespoke open-plan kitchen/diner, two en-suite bedrooms, an integral garage, driveway, a utility room, and a beautifully landscaped rear garden. Thoughtfully designed to the highest standards, every room combines style and comfort. Ideally located near Wollaton Hall & Deer Park, Queen's Medical Centre, and local amenities. A rare opportunity to own a high-spec, move-in-ready home in a prime location. Contact us today to arrange a viewing.

Entrance Hall

6' 6" x 18' 1" (1.98m x 5.51m)

Welcoming entrance hall featuring stylish wooden flooring, with access to the first floor and a glimpse into the home's thoughtfully designed interior.

Lounge

9' 11" x 20' 6" (3.02m x 6.24m)

A bright and generously proportioned living room, enhanced by a bay window to the front aspect and elegant double doors that offer a seamless flow to the adjoining spaces

Kitchen/Diner

21' 1" x 18' 2" (6.42m x 5.54m)

Stunning open-plan kitchen and dining area, beautifully finished to a high specification with sleek quartz worktops, integrated appliances including American fridge-freezer and wine cooler. There are a range of premium wall and base units. Patio doors flood the space with natural light and open directly onto the rear garden, perfect for indoor-outdoor living. A separate utility room adds convenience and practicality.

Utility Room

9' 7" x 9' 11" (2.93m x 3.03m)

Practical utility room fitted with a range of base units, an integrated washing machine, and space for a tumble dryer. Also benefits from a convenient W/C







FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 72.5m² FLOOR 2 51.8m² FLOOR 3 34.0m²
TOTAL: 184m² INCLUSIVE OF GARAGE

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 72.5m² FLOOR 2 51.8m² FLOOR 3 34.2m²
TOTAL: 158.5m² INCLUSIVE OF GARAGE

NOTES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • info@comfortestates.co.uk • www.comfortestates.co.uk



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • info@comfortestates.co.uk • www.comfortestates.co.uk