



1A Bridge Road, Wollaton  
£400,000

 **Comfort**  
Estates



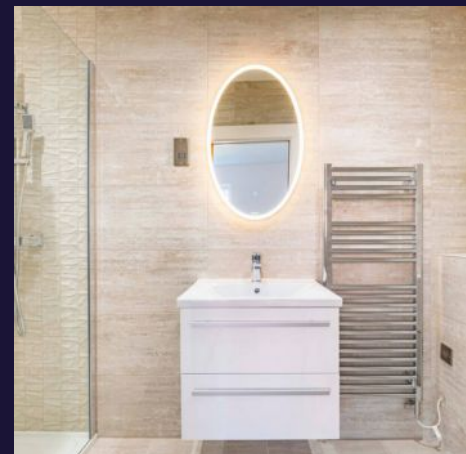


## 1A Bridge Road

Wollaton, Nottingham

Prepare to be impressed by this stunning three-bedroom, three-bathroom mid-terraced house, which offers a superb blend of contemporary style and practical living. The heart of the home is the expansive open-plan kitchen where a sleek kitchen island, integrated appliances, and elegant wood flooring with zoned under-floor heating throughout set the stage for modern family life and entertaining guests. Large French doors create a seamless connection to the private, fenced garden, flooding the interior with natural light and providing effortless indoor-outdoor living. Inviting reception rooms, each bathed in sunlight from prominent bay windows and finished with neutral decor, offer versatile spaces that can be tailored to your lifestyle, whether for relaxation, work, or play.

This home boasts three beautiful, contemporary bathrooms, each featuring modern walk-in showers or a freestanding bath, illuminated mirrors, stylish floating vanities, and heated towel rails for ultimate comfort. The bright, airy ambience continues throughout the property, with wooden and carpeted flooring enhancing the sense of warmth and versatility. The entrance hall sets a welcoming tone with modern wooden flooring and soft carpeted stairs, while the entire property is impeccably finished with modern fixtures and elegant doors. Step outside to enjoy the beautifully presented private garden, complete with a lush lawn, patio area, and secure fencing – perfect for outdoor dining, family activities, and peaceful relaxation. Additional home fittings include a front garden with a paved driveway, a rear garden with a lawn, patio area, and secure fencing – perfect for outdoor dining, family activities, and peaceful relaxation.







## 1A Bridge Road

Wollaton, Nottingham

A three-bedroom NEW BUILD TOWNHOUSE. Arrange your viewing today at this STUNNING FAMILY HOME. Finished to the highest of standards with no detail overlooked. WOLLATON HALL is only a short walk away.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- New Build Development
- Open Plan Kitchen Diner
- Private fenced garden
- Three Story Townhouse
- Luxury Accommodation Throughout
- Private Landscaped Garden With French Doors
- Three contemporary bathrooms
- Modern Fixtures And High Specification Finishes
- Close To Wollaton Hall
- Close To Local Amenities And School Catchments
- Paved Driveway For Atleast 2 Cars
- Entire Ground Floor Offers Zoned Traditional Under Floor Heating





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







## Overview

This stunning three-bedroom, three-bathroom mid-terraced home blends contemporary style with practical living. The open-plan kitchen and living area features a sleek island, integrated appliances, and elegant wood flooring, opening through French doors to a private, fenced garden—perfect for indoor-outdoor living. Sunlit reception rooms with bay windows offer flexible spaces for work or relaxation. The entire ground floor offers zoned underfloor heating. All bathrooms are beautifully finished with walk-in showers or a freestanding bath, floating vanities, and heated towel rails. The home is bright and airy throughout, with a welcoming entrance hall, stylish finishes, and a mix of wood and carpeted flooring. Additional highlights include off-road parking, a spacious paved driveway, and an impressive kerb appeal to a move-in-ready home.

## Entrance Hall

10' 3" x 6' 4" (3.13m x 1.93m)

Inviting entrance hall with wooden flooring and access to the first floor and W.C

## Wc

4' 11" x 5' 3" (1.51m x 1.60m)

First of four WCs with tiled flooring, walls, and wash basin with mirror above.

## Living Room

18' 2" x 9' 1" (5.54m x 2.76m)

A bright and spacious living room featuring elegant wooden flooring and a large bay window to the front aspect, flooding the space with natural light and offering charming views.

## Kitchen/Diner

15' 1" x 15' 9" (4.61m x 4.80m)

An immaculate open-plan kitchen and dining area, finished to a high standard with Quartz worktops and bespoke wall and base units. Integral appliances include a double oven and a wine cooler and an integrated fridge freezer, while French doors provide seamless access to the garden. A separate utility room adds further practicality.





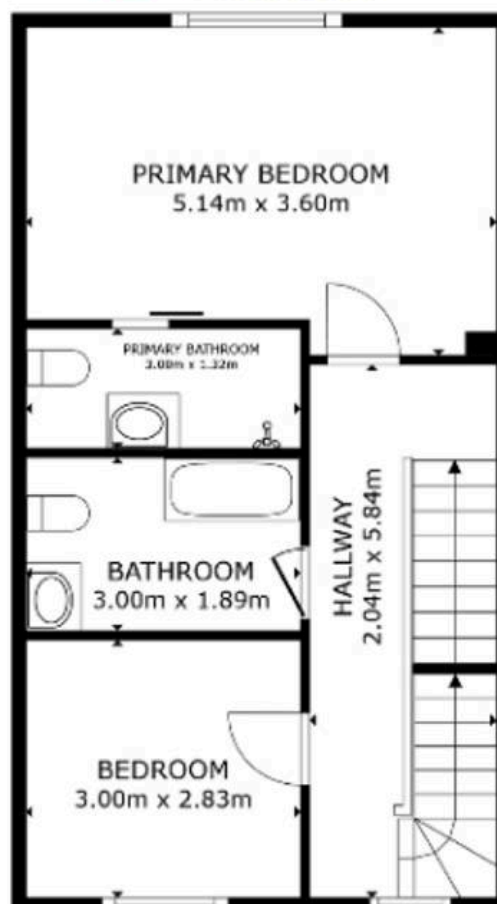








FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 46.8 m<sup>2</sup> FLOOR 2 49.0 m<sup>2</sup> FLOOR 3 29.0 m<sup>2</sup>  
 TOTAL : 124.9 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 48.8 m<sup>2</sup> FLOOR 2 48.8 m<sup>2</sup> FLOOR 3 28.9 m<sup>2</sup>  
TOTAL: 126.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

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