

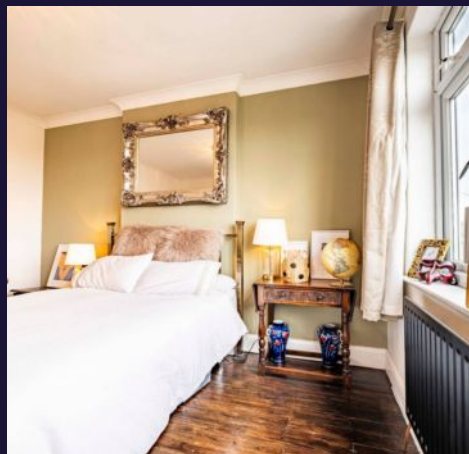


Charnock Avenue, Nottingham
£400,000

 **Comfort**
Estates



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.





- 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

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

20' 3" x 10' 0" (6.16m x 3.06m)

The kitchen overlooks the rear garden and also has access to the side of the property. With a range of wooden wall and base units to either side, green tiled worktops, double basin ceramic sink, and space for appliances. There is a black GCH radiator to one end and two light fittings.

Landing

5' 7" x 11' 4" (1.71m x 3.46m)

A bright space with a window overlooking the side of the property and charming small built-in cupboard. Neutrally decorated in white, with visible exposed wooden floorboards, leading to;

Bedroom 1

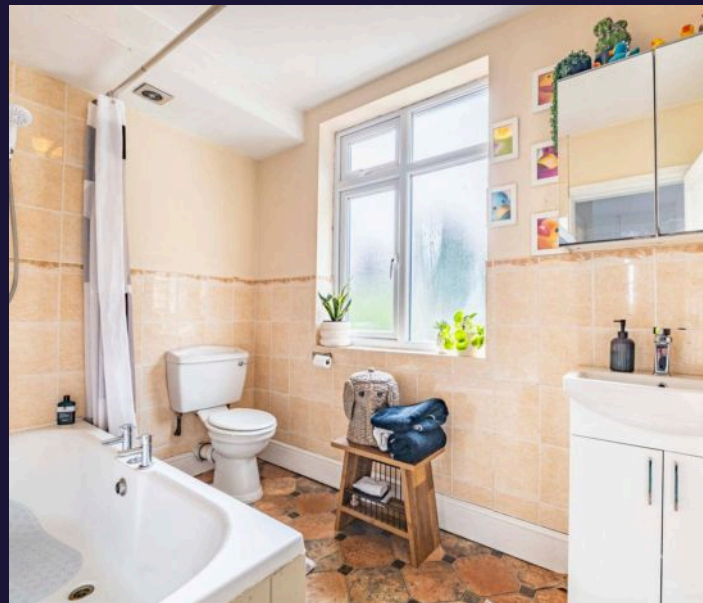
11' 10" x 14' 4" (3.61m x 4.36m)

One of two larger double bedrooms, having a large Double glazed UPVC window to the front aspect, freshly white walls with a feature wall painted in a calming sage. High ceilings with coving, exposed wooden flooring, chandelier style light fitting, 1930's door and black GCH radiator. A relaxing space with plenty of room for an array of furniture.

Bedroom 2

11' 10" x 14' 0" (3.61m x 4.26m)

The second larger double bedroom is located at the back of the property overlooking the rear garden, with a large double glazed UPVC window. This room is bright and spacious, with picture rail, 1930's wooden door, pendant light fitting, and black GCH radiator.





Bedroom 3

8' 10" x 10' 6" (2.70m x 3.19m)

The smaller bedroom of the three, but still large enough to fit a double bed if needed. This room faces the front aspect with a large double glazed UPVC window. It is neutrally decorated to the walls, with light carpet, picture rail, pendant light fitting and wooden 1930's door. There is also a black GCH radiator.

Bathroom

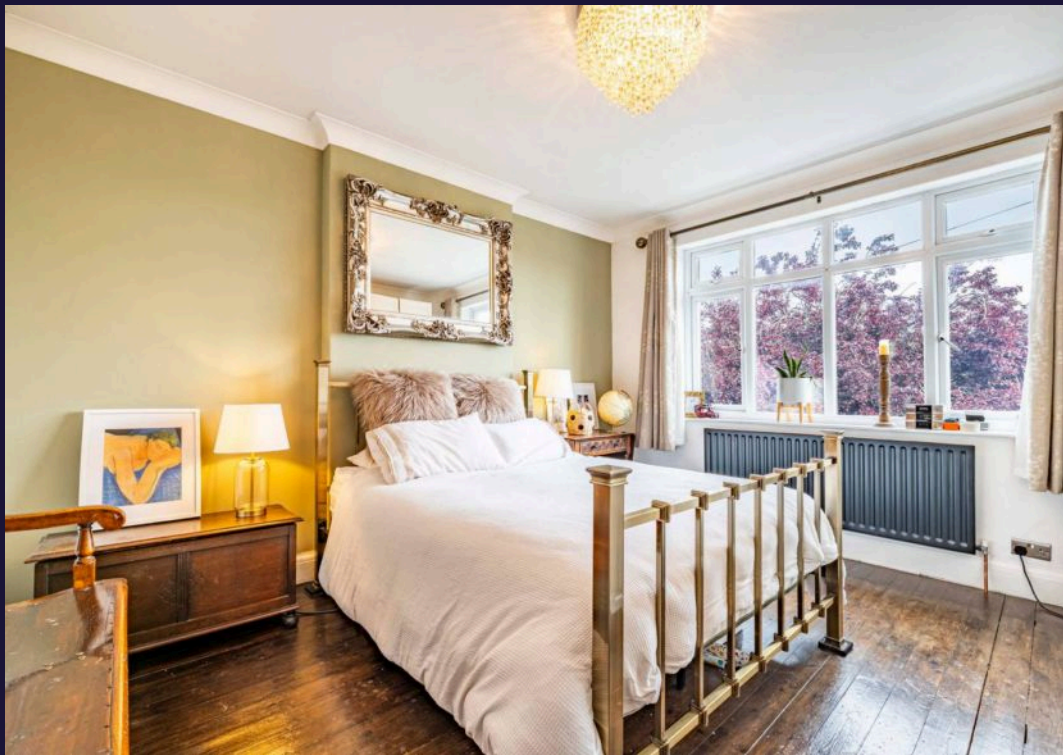
A bright space with a large frosted window. There are tiled walls, tile effect vinyl flooring, bath with electric shower over, WC, and vanity wash basin.

Additional WC

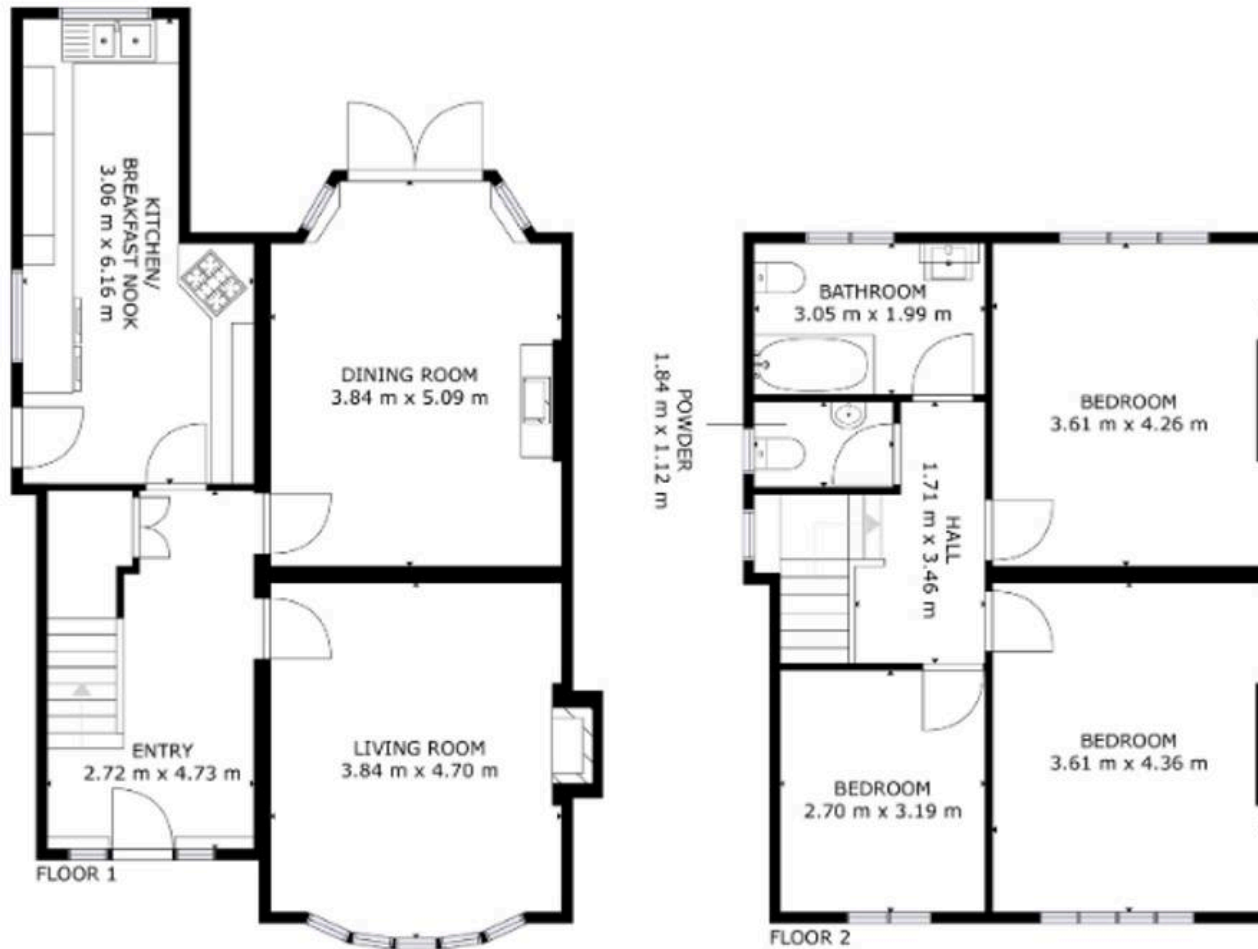
Next to the main bathroom is an additional room with WC and wash basin.

Additional Property Details

- Property style: Detached
- Property Age Bracket: 1910 - 1940
- Council Tax Band: D

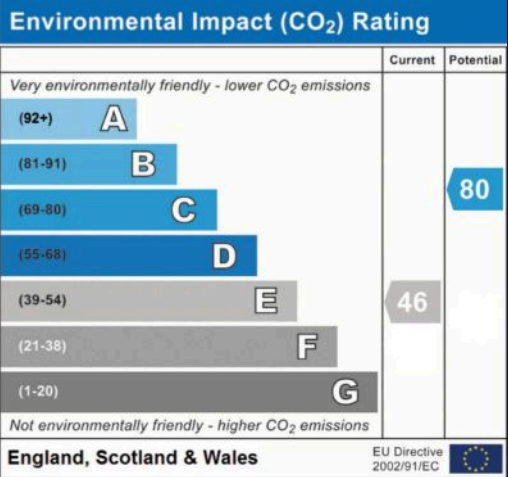
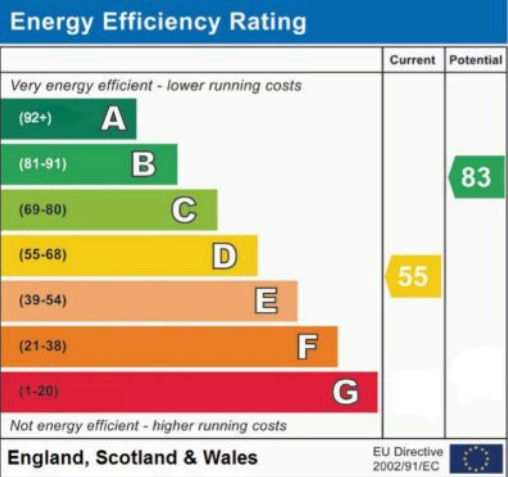






GROSS INTERNAL AREA
FLOOR 1: 68 m², FLOOR 2: 58 m²
TOTAL: 126 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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