



Bridge Road, Wollaton
£600,000



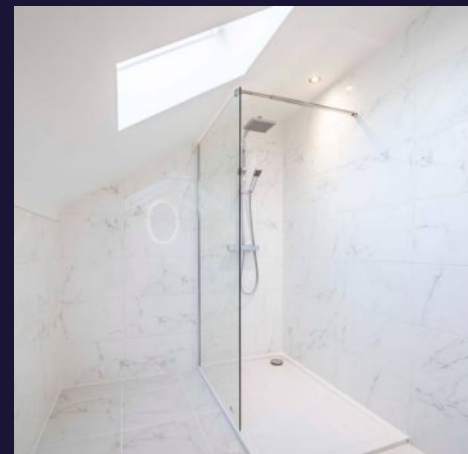
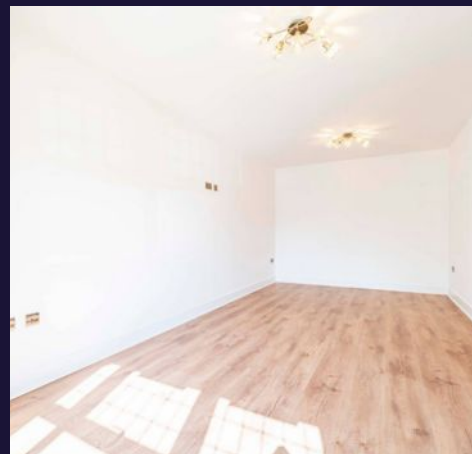
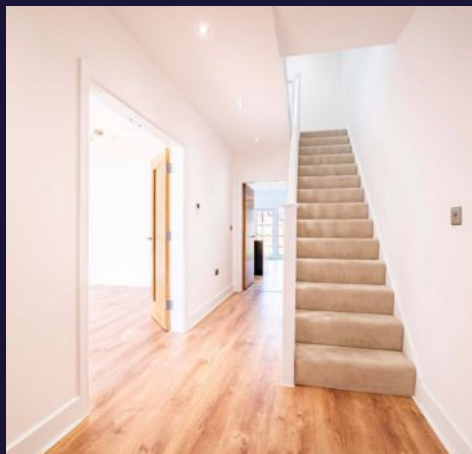
Prepare to be impressed by this stunning 4-bedroom detached house located in a desirable new build development, expertly designed and built by the highly regarded developers, Swan Homes. This carefully crafted, luxurious home offers a perfect blend of modern elegance and luxurious design, making it a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

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- 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
- Council Tax Band: G



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

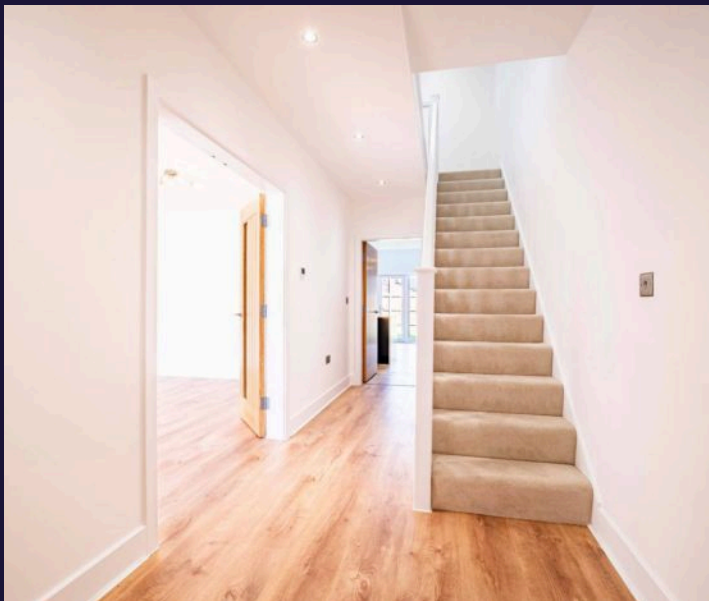
9' 7" x 9' 11" (2.93m x 3.03m)

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 with hand basin and direct access to the rear garden — ideal for busy households and everyday ease.

Bedroom two

10' 8" x 13' 5" (3.25m x 4.08m)

Spacious double bedroom with soft carpeted flooring and a rear-facing window that brings in natural light. Features the added luxury of an en-suite shower room for ultimate comfort and convenience.



**En-suite Shower Room**

7' 11" x 4' 7" (2.42m x 1.39m)

Beautifully designed en-suite shower room, finished throughout with high-quality Porcelanosa tiles and fittings. Includes a generous walk-in shower cubicle, modern floating hand basin, contemporary W.C., and a dual fuel towel rail- combining style with everyday comfort.

Bedroom Three

10' 8" x 12' 0" (3.25m x 3.67m)

Comfortable double bedroom with soft carpeted flooring and two front-facing windows that provide plenty of natural light, creating a bright and airy feel.

Bedroom Four

7' 1" x 9' 3" (2.15m x 2.81m)

A compact yet versatile room with carpeted flooring and a rear-facing window- ideal as a dedicated home office or perfectly suited as a nursery, with space for a cot and essential furnishings.

Master Bedroom

15' 1" x 25' 10" (4.61m x 7.88m)

Elegant master bedroom suite featuring two Velux windows and a charming box bay window on the opposite aspect, filling the room with natural light from both sides. Finished with soft carpeted flooring and accompanied by a stylish en-suite bathroom.

En-suite Shower Room

9' 10" x 6' 4" (3.00m x 1.93m)

Contemporary en-suite shower room featuring quality Porcelanosa tiles and fittings, complemented by natural light from twin Velux windows. Includes a sleek three-piece suite with a glazed shower cubicle, modern hand basin, and W.C., all finished to a high standard with dual fuel towel rail.







FLOOR 1



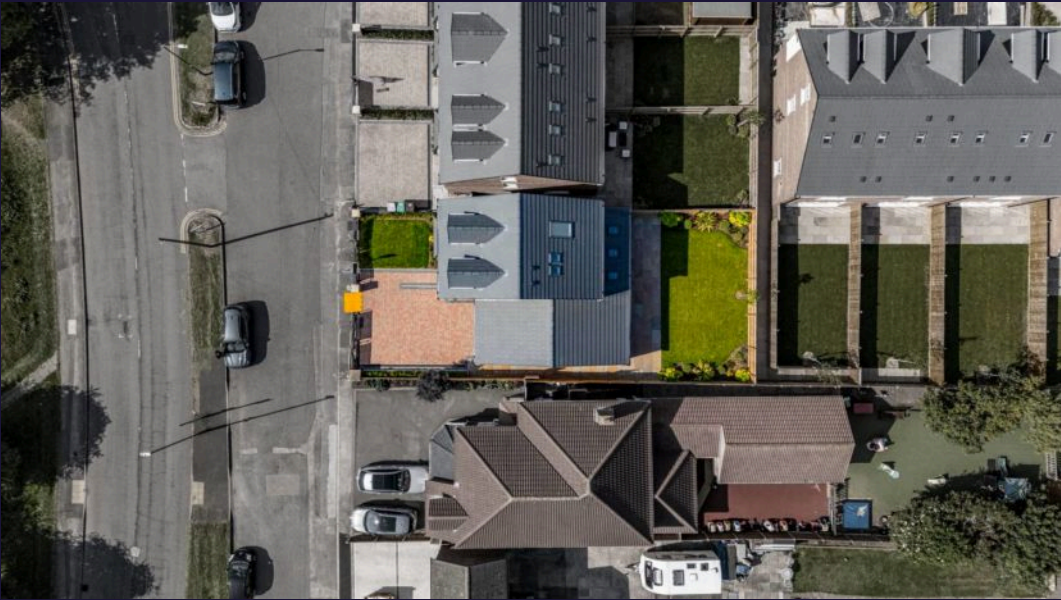
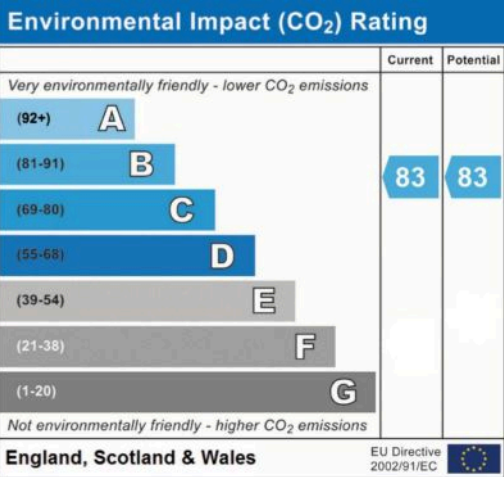
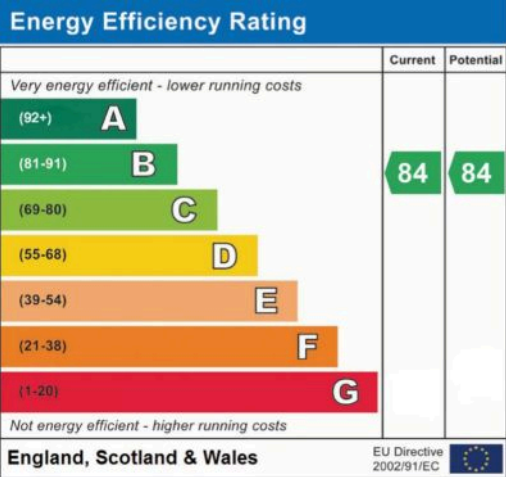
FLOOR 2



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.





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