



Bridge Road, Wollaton, Nottingham
£400,000

 **Comfort**
Estates



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.

- New Build Development
- Private fenced garden
- Three Story Townhouse
- Luxury Accommodation Throughout
- 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





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.

Master Bedroom

16' 6" x 20' 9" (5.04m x 6.32m)

A substantial master bedroom suite occupying the upper floor, featuring plush carpeted flooring and dual-aspect windows—two Velux to the rear and a charming dormer window to the front—filling the space with natural light and offering elevated views.

En-suite

4' 0" x 10' 1" (1.22m x 3.08m)

The master bedroom benefits from a stylish en-suite shower room, finished with premium Porcelanosa tiles and fittings throughout. Features include a generous walk-in shower cubicle, modern floating hand basin, W.C., and a dual fuel heated towel rail—blending contemporary design with everyday comfort.

Bedroom 2

11' 10" x 16' 10" (3.60m x 5.14m)

A well-proportioned double bedroom featuring soft carpeted flooring and a window to the front aspect, allowing for ample natural light.



Bedroom 2

11' 10" x 16' 10" (3.60m x 5.14m)

A well-proportioned double bedroom featuring soft carpeted flooring and a window to the front aspect, allowing for ample natural light.

En-suite Shower Room

9' 10" x 4' 4" (3.00m x 1.32m)

A luxurious en-suite shower room featuring sleek tiled walls and flooring, a spacious walk-in shower cubicle, contemporary vanity unit, and dual fuel heated towel rail —offering both style and comfort.

Bedroom 3

9' 3" x 9' 10" (2.83m x 3.00m)

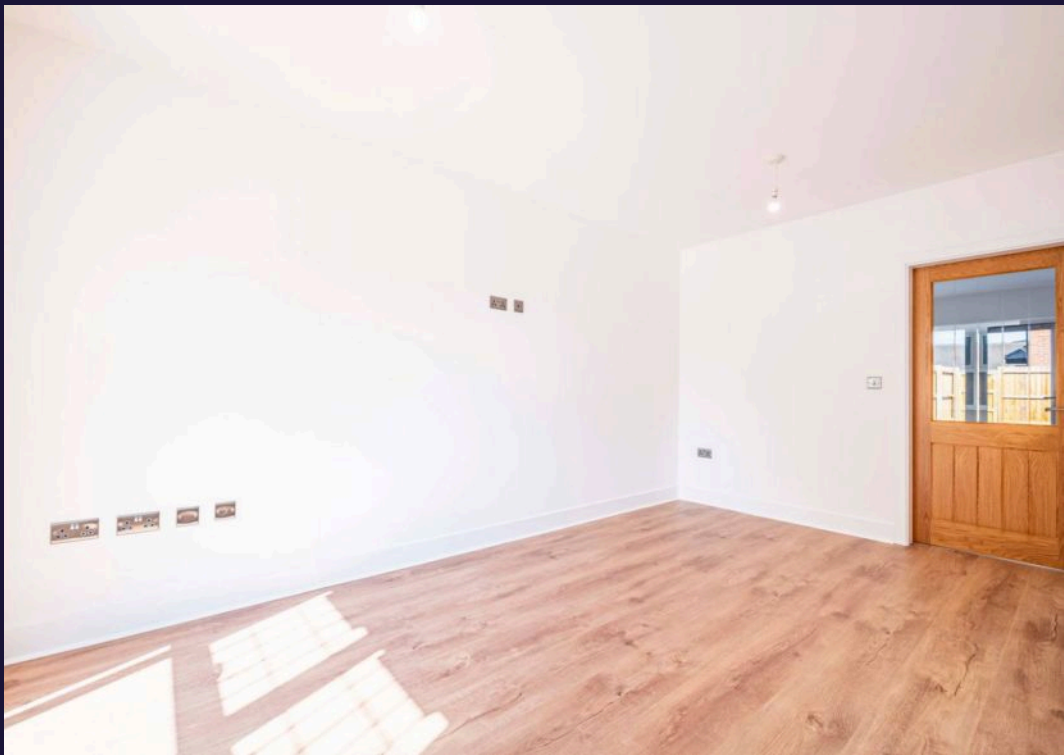
A generous third bedroom with a luxurious feel, featuring plush carpeted flooring and a window to the front aspect, providing plenty of natural light.

Bathroom

6' 2" x 9' 10" (1.89m x 3.00m)

The family bathroom showcases the same exceptional craftsmanship, finished with Porcelanosa tiles throughout and a striking mosaic-style feature wall. The space includes a high-spec three-piece suite comprising a freestanding bath, floating vanity unit with illuminated mirror, and a low-level W.C., all complemented by a dual-fuel heated towel rail for added comfort.









FLOOR 1





FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 46.8 m² FLOOR 2 49.0 m² FLOOR 3 29.0 m²
 TOTAL : 124.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

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