



**Yeomans Court Clumber Road West, Nottingham**  
£1,295 PCM



# Yeomans Court, Clumber Road West

Nottingham, Nottingham

Comfort Estates are pleased to present this three-bedroom property in the highly sought-after Park Estate.

Located in Yeomans Court, the home offers two double bedrooms and one single, a family bathroom, a well-equipped kitchen, a spacious lounge, and a private garden/patio area.

Additional benefits include free permit parking, double-glazed windows, and a newly installed gas boiler.

Ideally positioned just a short walk from Nottingham City Centre, the private Park Estate provides easy access to shops, restaurants, and excellent transport links – perfect for working professionals or a small family. The area is renowned for its peaceful setting and stunning Victorian architecture.

The property is offered unfurnished with kitchen appliances included and will be available from 2nd January 2026.





**Hallway/Entrance**

3' 10" x 2' 11" (1.18m x 0.88m)

Through the main entrance of the property is a hallway area and a small storage cupboard.

**Kitchen**

11' 9" x 7' 10" (3.58m x 2.40m)

A bright white and grey kitchen offering plenty of worktop and storage space. The room is fitted with an oven, electric hob, washing machine and free-standing fridge/freezer, and also features a handy serving hatch through to the lounge/diner.

**Lounge/Dining Room**

19' 3" x 16' 1" (5.87m x 4.89m)

Spacious lounge and dining area, neutrally decorated and offering plenty of room to relax. Large windows and a door leading to the garden allow natural light to flood the space. The staircase to the second floor is also conveniently located within this room.

**Main Bedroom**

11' 9" x 10' 8" (3.58m x 3.26m)

The main bedroom is located at the front of the property and offers a great amount of space. Neutrally decorated with white walls and grey carpet, the room also benefits from a built-in wardrobe for convenient storage.

**Bedroom 2**

11' 9" x 10' 8" (3.58m x 3.26m)

A further double bedroom, neutrally decorated with grey carpet, complete with extensive built-in storage including wardrobes, shelves, drawers, and a dressing table with mirror.



### **Bedroom 3**

7' 8" x 7' 1" (2.33m x 2.17m)

The third bedroom is a comfortable single room, ideal as a spare room or home office. It also benefits from built-in wall storage cupboards and shelving.

### **Bathroom**

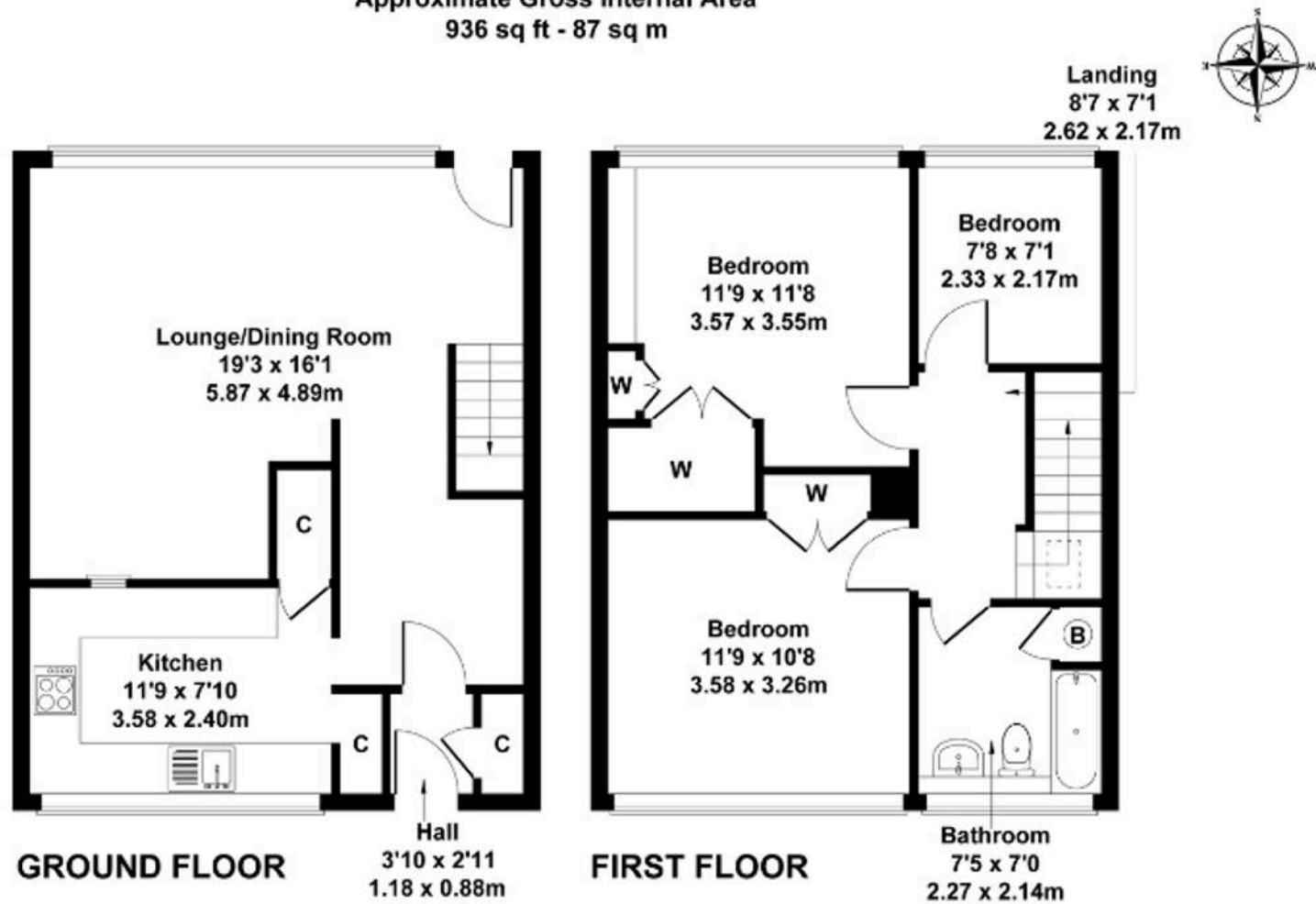
7' 5" x 7' 0" (2.27m x 2.14m)

The neutrally decorated bathroom has everything you need, including a shower over the bath, sink with vanity storage, toilet, heated towel rail, mirror, and additional storage cupboards that also house the combi-boiler.





Approximate Gross Internal Area  
936 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 9338997 • [info@comfortestates.co.uk](mailto:info@comfortestates.co.uk) • [www.comfortestates.co.uk](http://www.comfortestates.co.uk)