



Dean Road, Woodthorpe
£1,100 pcm

 **Comfort**
Estates

Dean Road

Woodthorpe, Nottingham

Comfort Estates are pleased to present this well-presented detached family home is ideally located just off the ring road, offering excellent access into Nottingham City Centre, as well as nearby towns including Arnold, Sherwood and Mapperley.

With the A60 close by, travel to North Nottingham is quick and convenient. The area also benefits from an array of parks, local shops, pubs and restaurants all within easy reach.

The ground floor comprises an entrance hallway, a well-appointed kitchen and two spacious reception rooms. Upstairs, the first floor features three double bedrooms, a family bathroom and separate WC. Externally, the property offers both front and rear gardens, along with a driveway providing off-street parking.

Available from 9th January 2026 and offered unfurnished.

Contact Comfort Estates today to arrange your viewing.





Kitchen

11' 4" x 11' 3" (3.45m x 3.43m)

White high gloss fitted kitchen with a range of wall and base units, single electric oven, halogen electric hob, stainless steel extractor, single stainless steel sink with mixer tap and drainer, space and plumbing for a tumble dryer/dishwasher, with built in larder cupboard for additional storage housing the electric metre and fuse box, with a uPVC double glazed door to the rear of the property. Finished with wood laminate floor, spotlight fitting, and large uPVC window over the rear aspect.

Lounge

14' 3" x 11' 11" (4.34m x 3.63m)

A well-proportioned a versatile reception room that could be used either as a lounge or dining room with, laminate flooring, magnolia walls, feature picture rail, gas central heating radiator, switches, sockets, TV point and single light fitting. The rear garden can also be accessed via this room.

Dining Room

12' 6" x 12' 4" (3.82m x 3.77m)

Another well-proportioned room with high ceilings, laminate flooring, magnolia walls, large gas central heating radiator, switches and sockets, uplighters and large wooden double glazed window. This room would be perfect as a dining room or additional living area.

Hallway

Enter via the wooden front door into the entrance hallway with wood laminate flooring and gas central heating radiator, with stairs leading to the first floor accommodation, and access through to the kitchen and both reception rooms.

**Bedroom 1**

12' 3" x 13' 1" (3.73m x 3.99m)

A large bay fronted room with a 1930s panelled door, single gas central heating radiator, neutral carpets, magnolia walls, picture rail, light fittings, switches and sockets.

Bedroom 2

11' 11" x 14' 8" (3.63m x 4.46m)

A large second bedroom that could be used as the master bedroom, with views over the rear of the property, having neutral carpets, magnolia walls, picture rail, light fittings and a gas central heating radiator.

Bedroom 3

11' 3" x 8' 10" (3.42m x 2.68m)

A good sized third bedroom with neutral carpets, magnolia walls, gas central heating radiator and uPVC window to the rear aspect. Ideal as a spare room or home office.

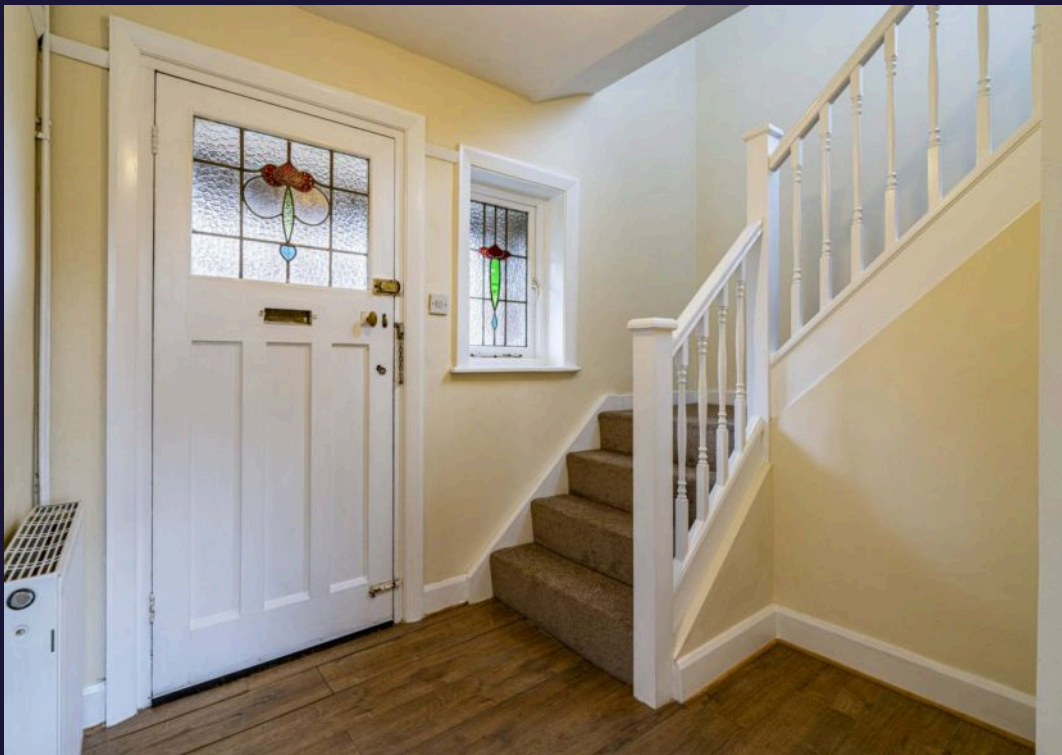
Bathroom

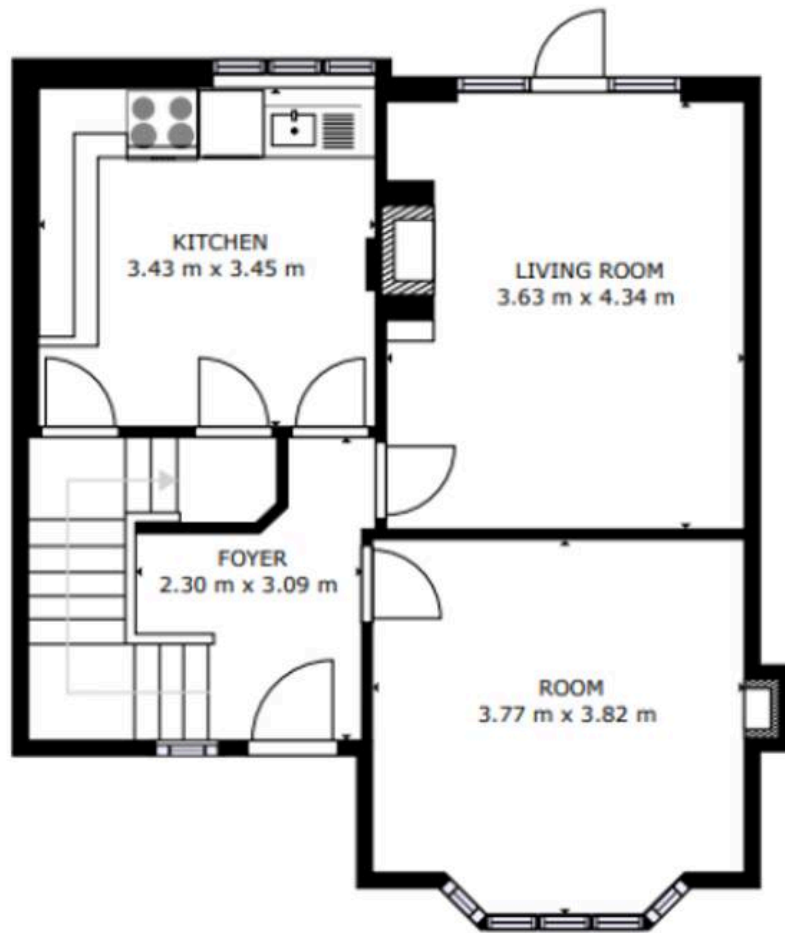
7' 1" x 7' 1" (2.15m x 2.15m)

With a 2 piece bathroom suite, with shower attachment over the bath, and pedestal wash hand basin. With an uPVC glass window to the front aspect, roller blind, spotlight fitting, gas central heating radiator and laminate tile floor.

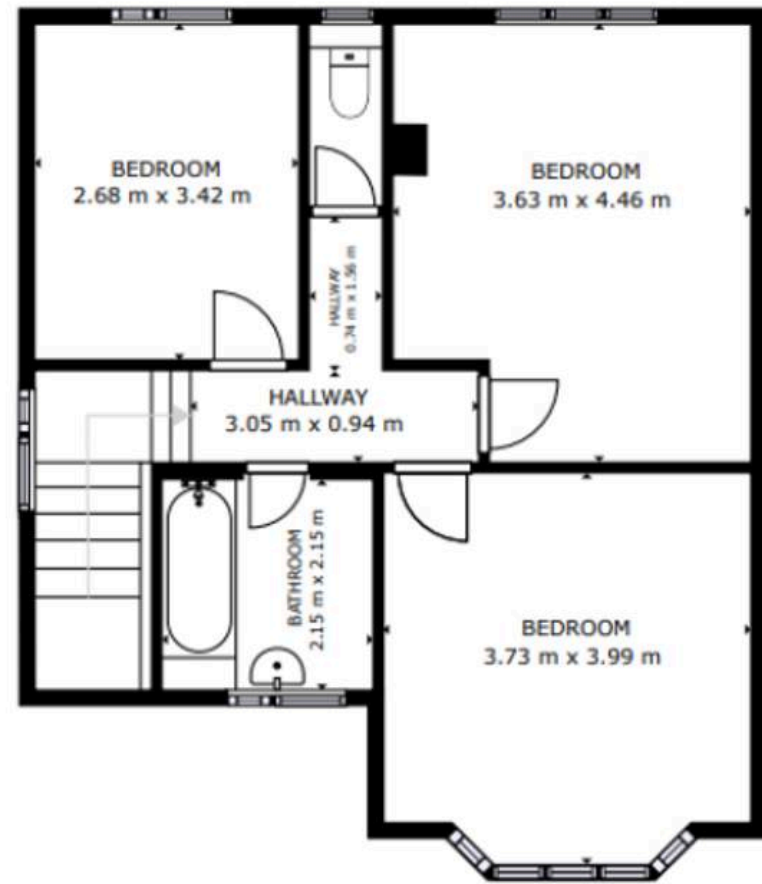
Toilet

Opposite the bathroom you'll find a separate WC - With a low-flush WC, magnolia walls, uPVC window and laminate tile floor.





FLOOR 1



FLOOR 2



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Comfort Estates, 47 Derby Road - NG1 5AW

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



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