



Ranelagh Grove, Wollaton
£1,400 pcm

 **Comfort**
Estates

Ranelagh Grove

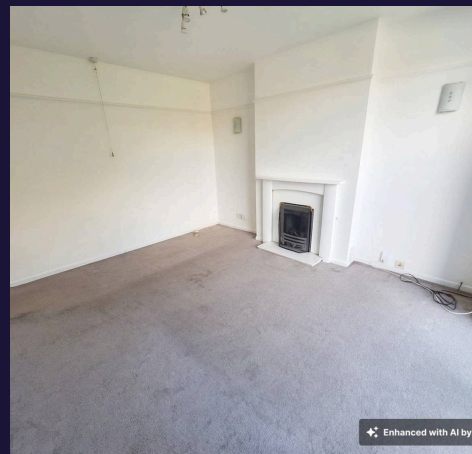
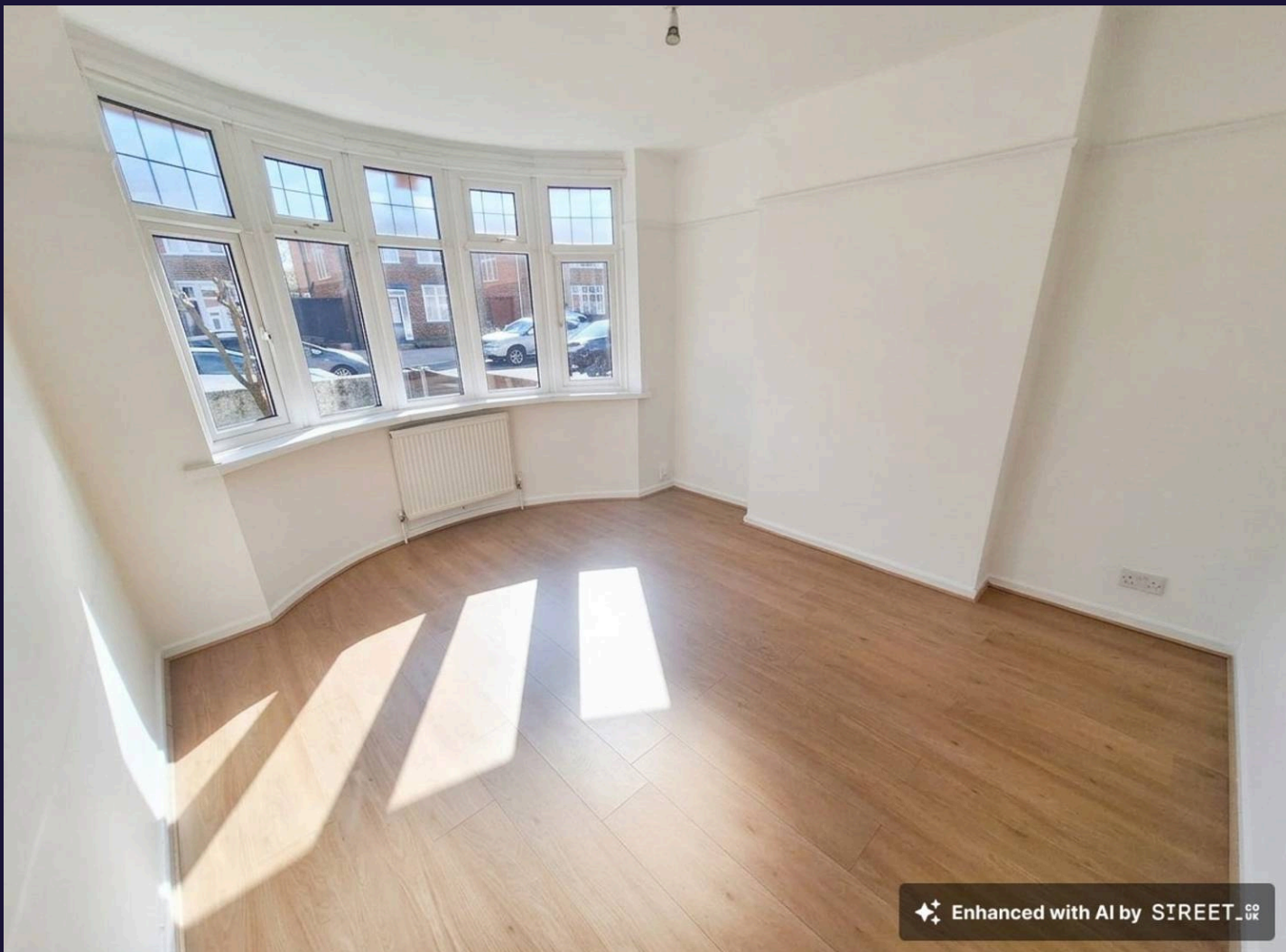
Wollaton, Nottingham

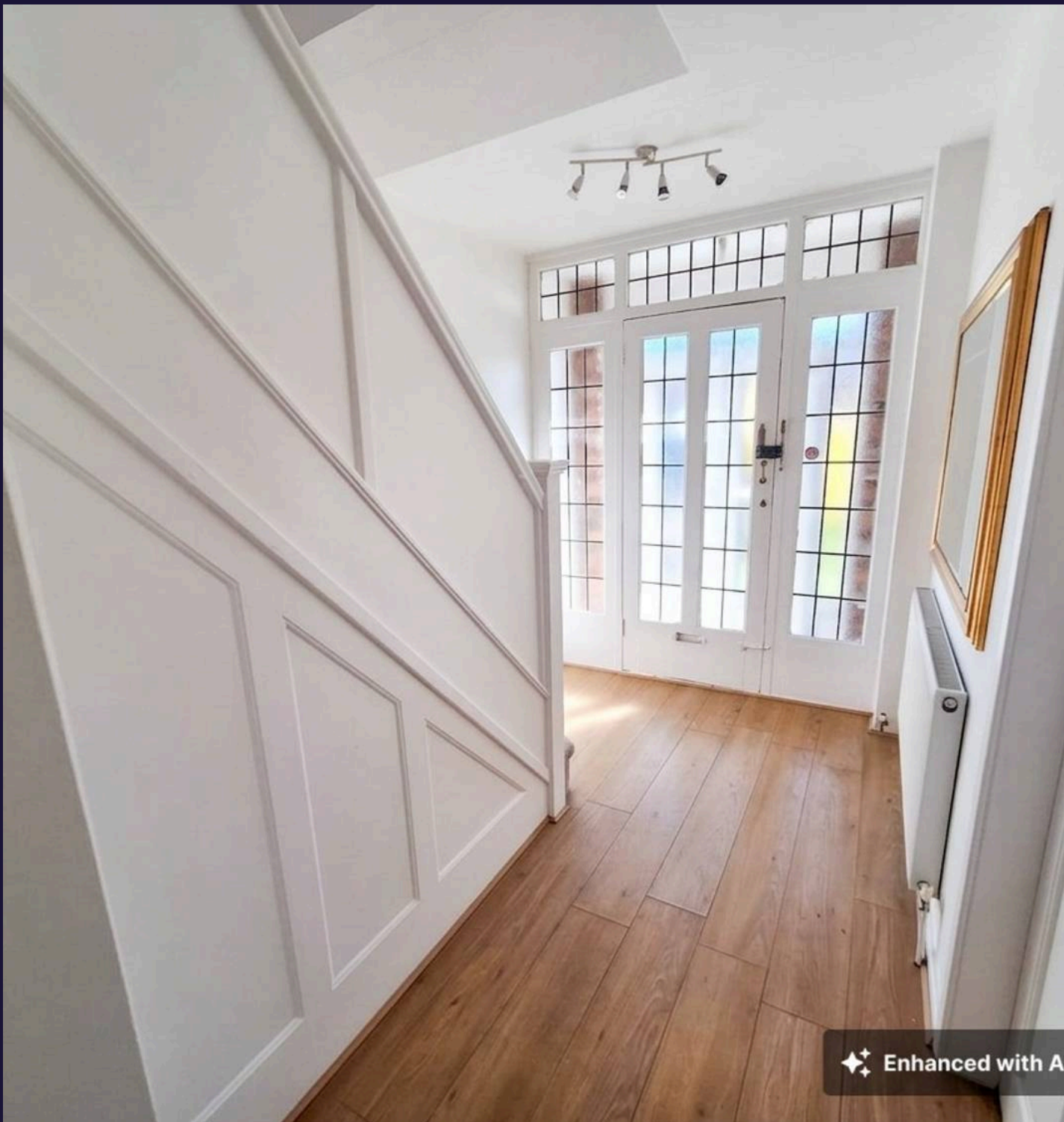
Comfort Estates are delighted to present this well-proportioned, unfurnished three-bedroom detached property, ideally located on a sought-after residential road in Wollaton and available now. Situated within the popular Fernwood School catchment area and less than half a mile from Wollaton Hall and Deer Park, the property offers excellent access to green spaces and local amenities.

The accommodation comprises a modern fitted kitchen with ample storage, a separate dining room, and a spacious lounge. To the first floor are three well-proportioned bedrooms, a family bathroom, and a separate W/C.

Externally, the property benefits from front and rear gardens, along with off-road parking.

An ideal home for families or professionals seeking a well-connected yet peaceful location. Early viewing is highly recommended—please contact the office to arrange.





Kitchen

13' 8" x 6' 11" (4.17m x 2.10m)

Step into a well-equipped, modern kitchen designed with both style and functionality in mind. This bright, spotlight-lit space features an integrated fridge/freezer, dishwasher, washing machine, and a sleek stainless steel gas oven with hob. A 1½ stainless steel sink with drainer complements the practical layout, while tile-effect linoleum flooring adds a contemporary touch. Finished with a range of beech-effect base and wall units, along with granite-effect roll-top work surfaces there is the added benefit of a useful pantry for storage. Complete with seating for two at an integrated breakfast bar which offers the perfect spot for morning coffee or a quick meal.

Lounge

12' 7" x 11' 1" (3.84m x 3.38m)

A light and spacious front living room, beautifully presented in neutral décor to suit a range of styles. The room features attractive light wood flooring and a contemporary chrome spotlight fitting, creating a bright and welcoming atmosphere. A large uPVC bay window to the front aspect allows for plenty of natural light, while a gas central heating radiator ensures comfort throughout the year.

Dining Room

13' 0" x 11' 1" (3.95m x 3.38m)

A well-proportioned dining room offering pleasant rear aspect views, with a patio door providing a visual outlook onto the patio and garden (please note the doors are non-operational). The room is tastefully finished in neutral décor, complemented by fitted carpet, wall lighting, and a contemporary chrome spotlight fitting. A feature gas fireplace adds character to the space, while a gas central heating radiator ensures comfort throughout the year.

✦ ✦ ✦ Enhanced with AI



Entrance

11' 11" x 6' 11" (3.64m x 2.10m)

Airy, attractively decorated in neutral colours and light wooden flooring the entrance hallway into the house has doors through to the Dining room, Lounge and well-equipped Kitchen with stairs leading the to the first floor.

Main Bedroom

13' 1" x 11' 1" (3.98m x 3.38m)

A generously sized main bedroom, tastefully presented in neutral décor to create a calm and inviting space. The room benefits from soft fitted carpet and a large bay window to the front aspect, allowing for an abundance of natural light and enhancing the sense of space.

Bedroom 2

13' 0" x 11' 1" (3.95m x 3.38m)

A generously sized second bedroom, well-presented in neutral décor to suit a variety of tastes. The room features fitted carpet and a large uPVC window to the rear, offering pleasant views over the garden and allowing for plenty of natural light.



Bedroom 3

8' 9" x 6' 11" (2.67m x 2.10m)

A versatile and well-presented room, featuring a uPVC window to the front aspect, fitted carpet, and a gas central heating radiator. Ideal for use as a child's bedroom, home office, or study, this space offers flexibility to suit a variety of needs.

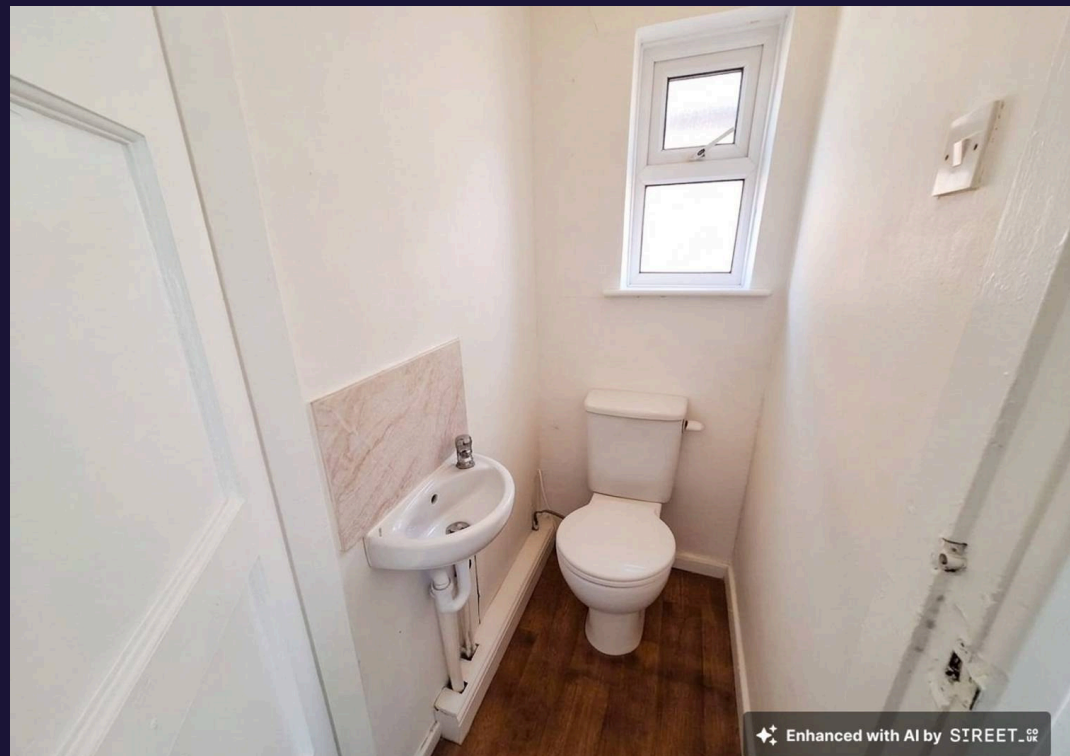
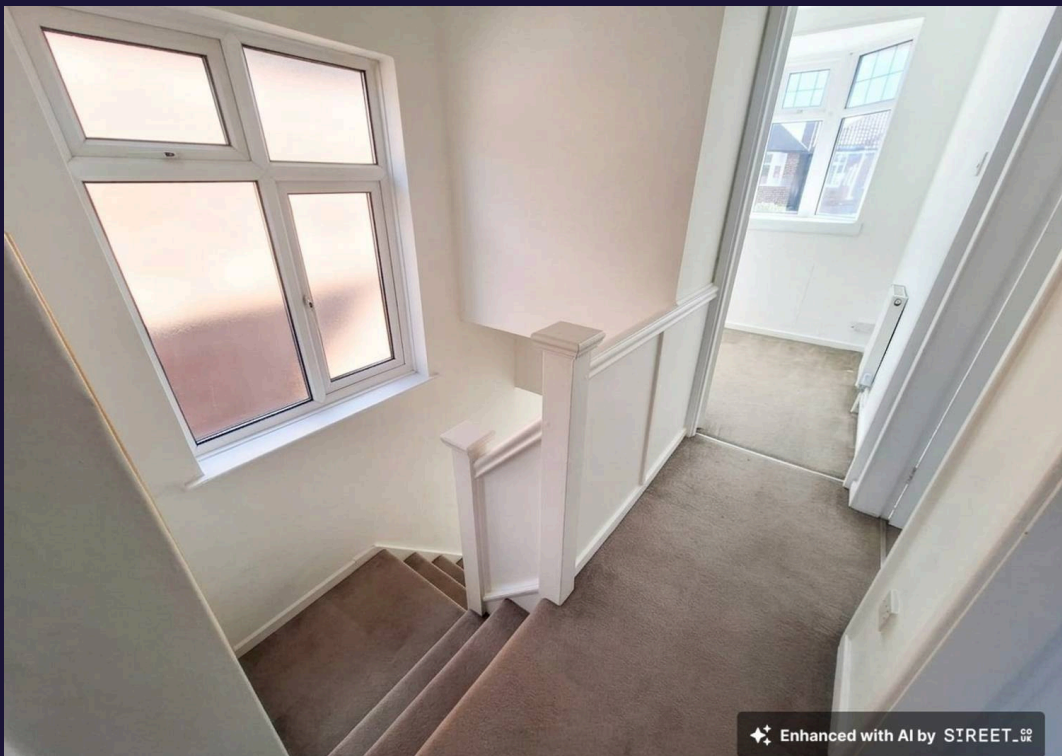
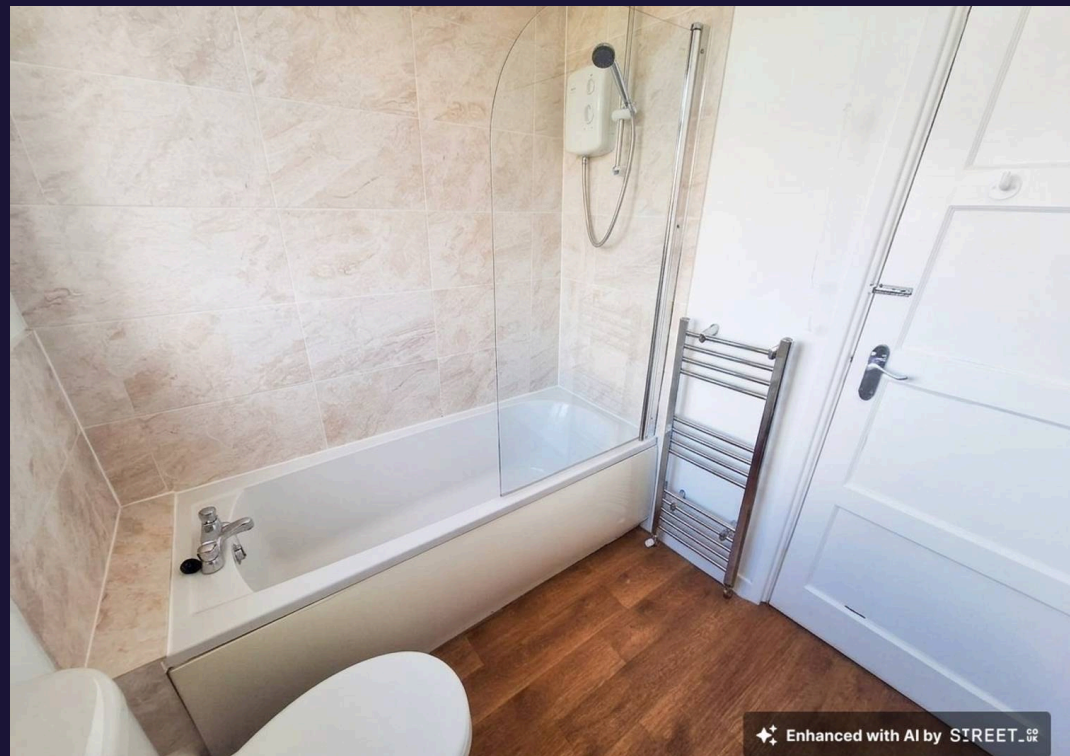
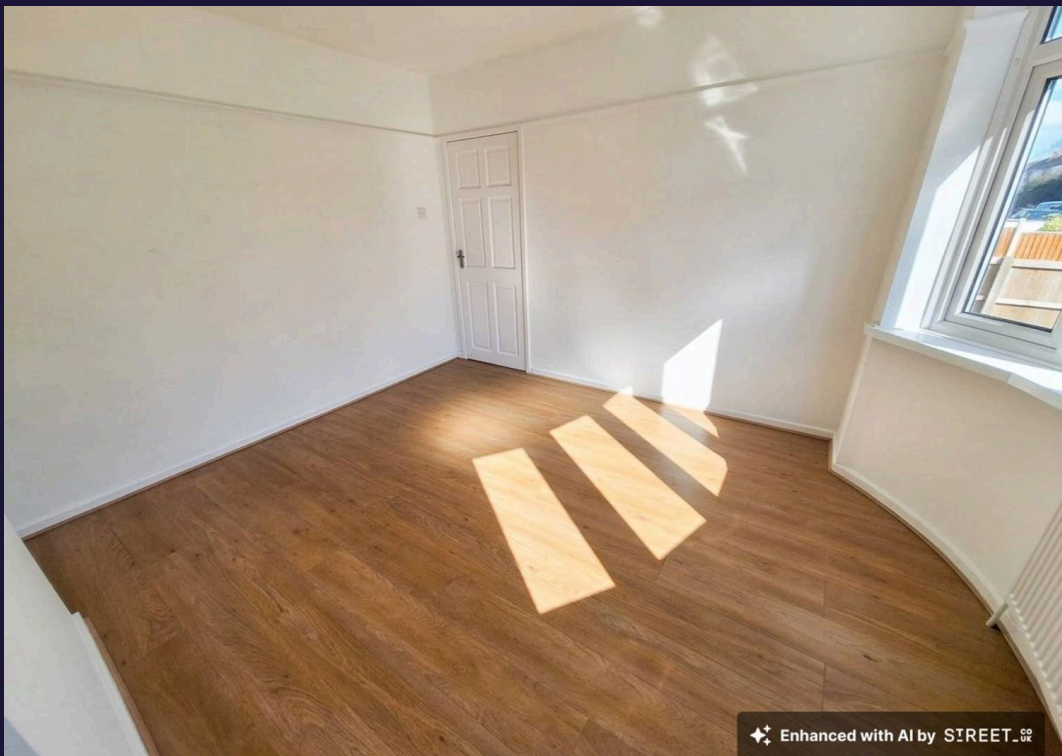
Bathroom

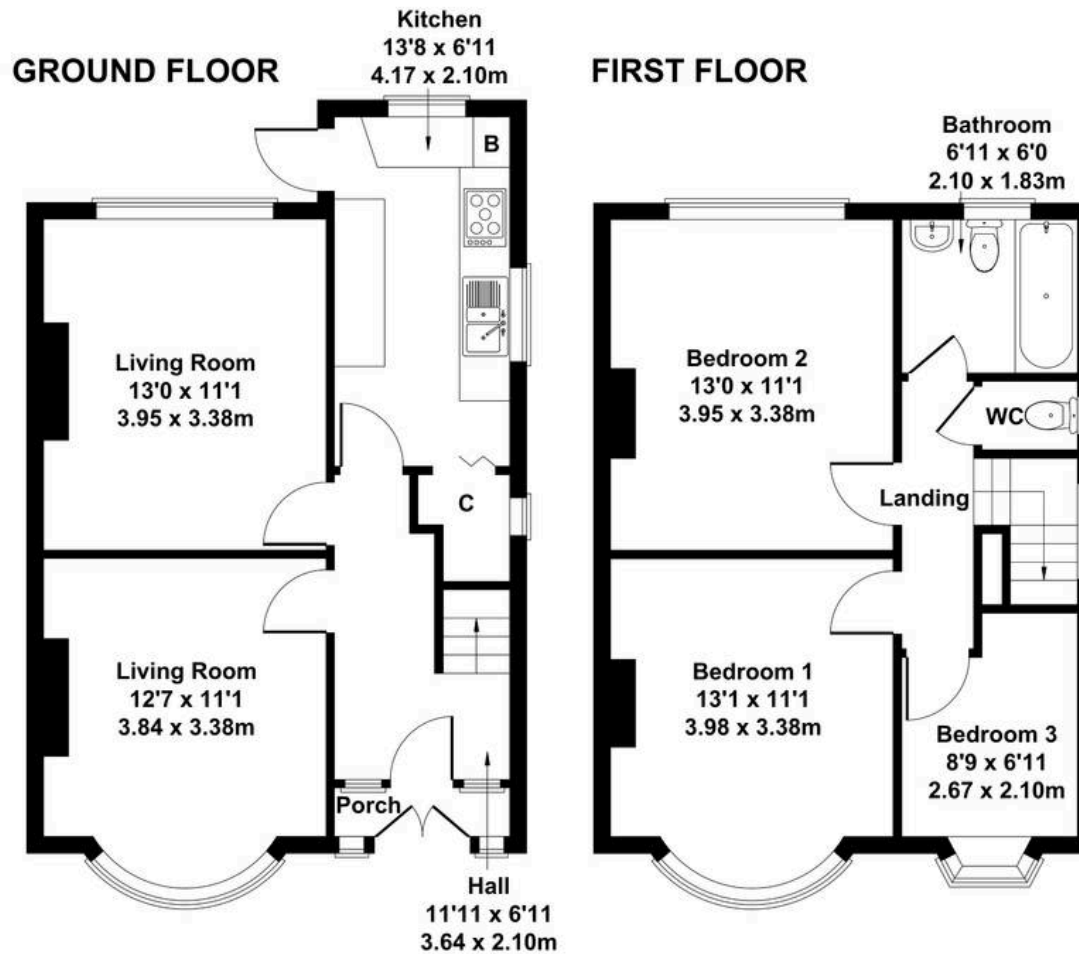
6' 11" x 6' 0" (2.10m x 1.83m)

A tastefully presented and spacious bathroom, finished with stylish marble-effect tiling for a contemporary feel and a mirror. The suite comprises a WC, wash hand basin, and a bath with an electric shower over, offering both practicality and comfort.

Separate W/C

A convenient additional W/C, fitted with a modern white toilet and sink finished with marble-effect tiled splashback. The space also benefits from a window, providing natural light and ventilation.





Approximate Gross Internal Area
936sq ft - 87 sqm

For Illustrative Purposes Only.

Not to Scale. Produced by The Plan Portal 2024



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