



**Belmore Gardens, Nottingham**  
£1,200 pcm

 **Comfort**  
Estates



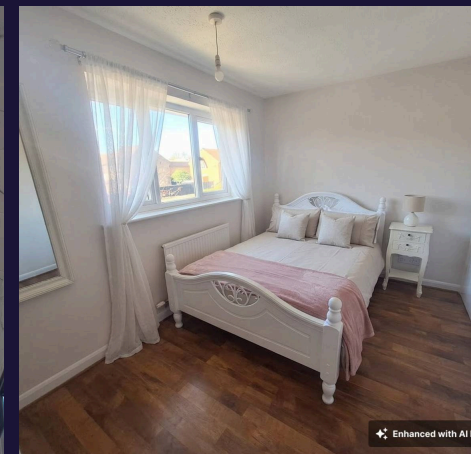
## Belmore Gardens

Comfort Estates are delighted to present this well-presented, furnished three-bedroom home to the market, situated in the popular residential location of Wollaton.

The property offers excellent access to local amenities, nearby schools and convenient transport links into Nottingham City Centre and surrounding areas, making it an ideal choice for professionals, couples or families seeking a comfortable and practical home.

In brief, the accommodation comprises a bright and spacious living room furnished with brand new sofas and featuring a cosy electric fireplace, a modern fitted kitchen with ample storage and integrated cooking appliances, and a useful utility area providing additional household space with direct access to the rear garden. The ground floor is further enhanced by a convenient WC and a light-filled dining conservatory overlooking the garden, creating an ideal setting for both everyday living and entertaining.

To the first floor, the property offers a stylish fully tiled bathroom fitted with a contemporary three-piece suite, along with two well-proportioned double bedrooms and an office. The bedrooms are both offered furnished, while a further versatile room provides an ideal home office or dressing room.





Externally, the property benefits from a private rear garden offering a pleasant outdoor space to enjoy.

Available 3rd June, this attractive home combines modern presentation with practical living space. Contact Comfort Estates today to arrange a viewing.

#### **Living Room**

16' 1" x 12' 4" (4.89m x 3.77m)

A generously sized living room providing a bright and welcoming space ideal for both relaxing and entertaining. Large windows allow excellent natural light to fill the room, complemented by neutral décor and attractive wood-effect flooring. A feature electric fireplace creates a cosy focal point, while open shelving offers useful display and storage space. The room is furnished with brand new sofas, enhancing both comfort and convenience. The layout comfortably accommodates additional lounge furnishings such as a side and coffee table and also a TV unit.

#### **Kitchen**

12' 2" x 8' 0" (3.72m x 2.44m)

A modern and well-appointed kitchen fitted with a range of white base units offering ample storage, set beneath contrasting dark work surfaces and complemented by stylish tiled splashbacks. The room provides generous preparation space alongside an integrated oven, hob and extractor. Additional benefits include a freestanding dishwasher and heated towel rail. A rear window provides natural light, while the kitchen opens through to the conservatory and offers direct access into a useful adjoining utility area.





### Utility Space

8' 1" x 7' 11" (2.47m x 2.41m)

Positioned just off the kitchen, the utility room provides valuable additional storage and workspace. Fitted worktops and space for appliances create a practical environment for everyday household tasks, with the inclusion of a fridge freezer, washing machine and tumble dryer. The room also benefits from direct garden access and leads conveniently to the ground floor WC.

### WC

6' 2" x 3' 1" (1.89m x 0.93m)

A useful ground floor cloakroom fitted with a modern low-level WC and wash hand basin set within a vanity unit offering storage below. Finished with tiled flooring and neutral décor, this space provides everyday convenience for both residents and visitors.

### Dining Conservatory

9' 11" x 8' 10" (3.01m x 2.69m)

An attractive dining conservatory offering a light-filled and sociable space overlooking the rear garden. Surrounded by large windows and French doors, the room enjoys pleasant outdoor views and excellent natural light. There is ample space for a dining table and chairs, creating an ideal setting for both everyday meals and entertaining. Modern flooring and neutral finishes enhance the versatile feel of this room.

### Bathroom

8' 0" x 7' 3" (2.43m x 2.20m)

A brand new, stylish bathroom finished with modern marble-effect wall and floor tiling. The suite comprises a panelled bath with shower over and glass screen, low-level WC and vanity wash hand basin with storage beneath. Further features include a heated towel rail, recessed lighting and a frosted window providing natural light while maintaining privacy.



### **Bedroom 1**

12' 4" x 8' 11" (3.77m x 2.72m)

A spacious and comfortable primary bedroom benefiting from a large window which allows for plenty of natural light. Finished in neutral tones with wood-effect flooring, the room offers a calm and inviting atmosphere. The bedroom is offered furnished, including a double bed and mattress, wardrobe and chest of drawers, making it ideal for convenient move-in ready living.

### **Bedroom 2**

12' 3" x 8' 3" (3.74m x 2.51m)

A well-presented second bedroom offering flexible accommodation suited to a range of needs. The room enjoys good natural light from the window and features neutral décor with wood-effect flooring. It is offered furnished with a bed and mattress, bedside unit, chest of drawers and shelving, making it suitable as a guest room, additional bedroom or home office.

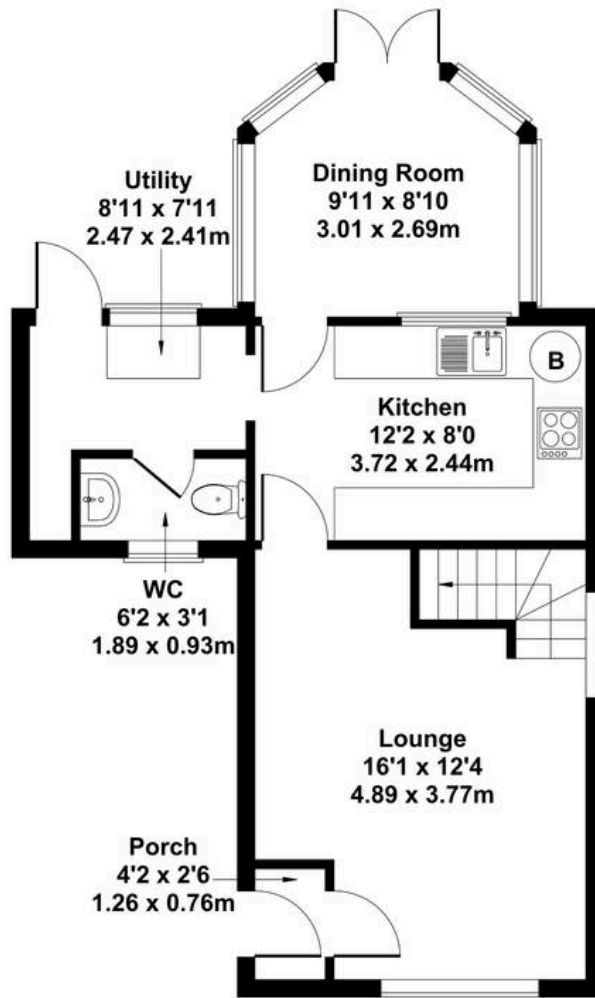
### **Office**

7' 4" x 5' 4" (2.23m x 1.62m)

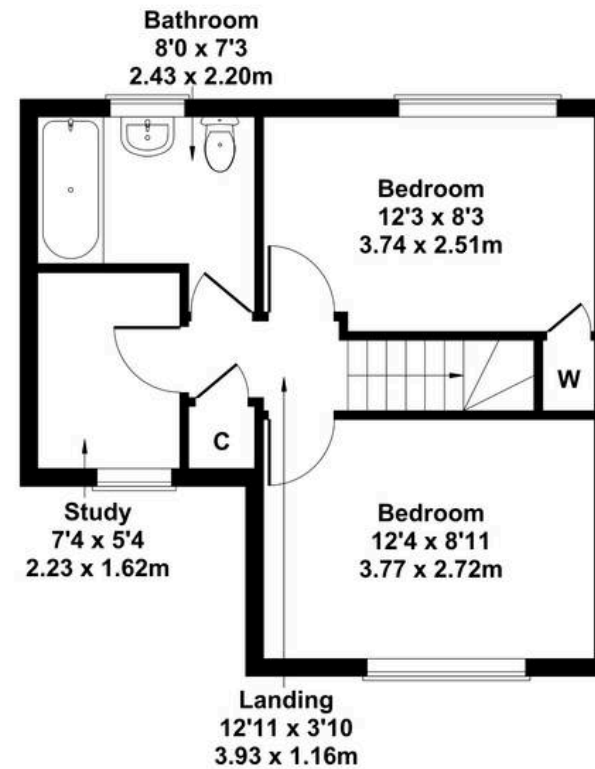
A useful and adaptable room ideal for use as a home office, study or dressing space. The room benefits from a window providing natural light, neutral decoration and newly fitted carpeting for comfort.



# Comfort Estates



**GROUND FLOOR**



**FIRST FLOOR**

Approximate Gross Internal Area  
818sq ft - 76 sqm



## Comfort Estates

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