



Quayside Close, Nottingham
£1,400 pcm

 **Comfort
Estates**



Quayside Close

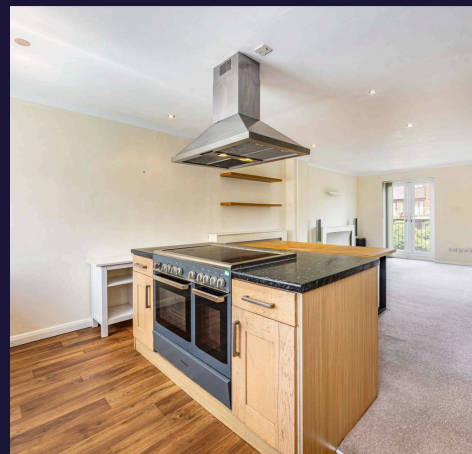
Comfort Estates are proud to present this unique three-storey property located in Quayside Close, offering beautiful views over the canal and a fantastic waterside setting.

The ground floor comprises an entrance hallway with a useful understairs storage cupboard, two bedrooms, one of which benefits from an en-suite bathroom and direct access to a private patio overlooking the canal.

On the first floor, you'll find the heart of the home – a bright and spacious open plan kitchen, living and dining area complete with integrated appliances and a breakfast bar island. Two sets of French doors open onto a private balcony, providing stunning views across the canal towards the River Trent and creating the perfect space for relaxing or entertaining.

The second floor offers a further double bedroom with built-in storage and an en-suite bathroom, a main family bathroom, a versatile dressing room or children's bedroom with wall-to-wall fitted wardrobes, and an additional room ideal for use as a home office or study.

The location is exceptional, with easy access to Holme Pierrepont Country Park, West Bridgford's Central Avenue, City Ground, Nottingham City Centre and the beautiful Victoria Embankment. A wide range of local amenities, including pubs, cafés, restaurants, supermarkets and shops, are all within easy reach.





A bus stop is conveniently located just outside the close, offering excellent transport links, while Nottingham railway station is easily accessible on foot, by car or via public transport.

The property is currently offered part-furnished, although additional furniture, including dining chairs and beds, can be provided upon request.

Boasting a private balcony and patio, stunning canal views, off-street parking via a private driveway and a fabulous location, this fantastic home would be ideal for a family. Available now – contact Comfort Estates today to arrange your viewing.

Please note, due to licence restrictions we are unable to accept three sharers at this property.

Ground Floor Bedroom

16' 5" x 8' 2" (5.00m x 2.50m)

Located at the front of the property is a spacious double bedroom with large window allowing in plenty of natural light. The room is furnished with a bed, mattress, bedside table and large wardrobes.

Rear Ground Floor Bedroom

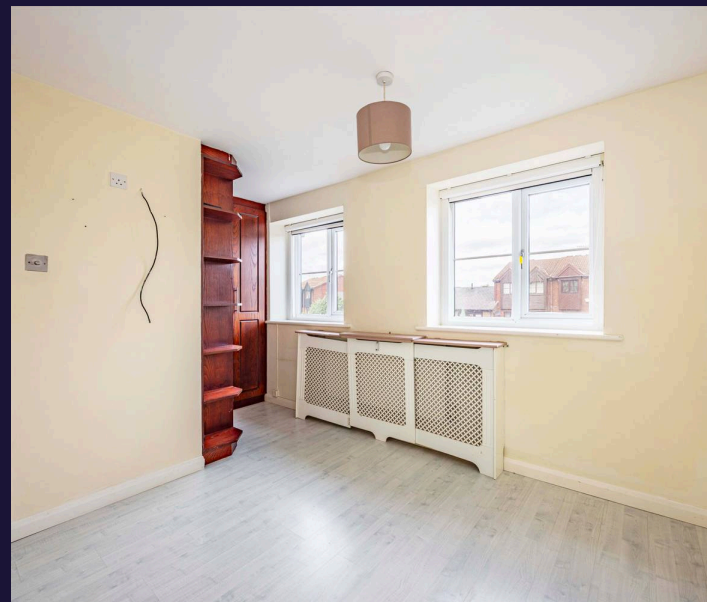
11' 6" x 9' 10" (3.50m x 3.00m)

A further versatile room located at the rear of the property. Generously sized, it could be used as an additional bedroom, playroom or home office to suit your needs. The room also benefits from an en-suite bathroom and patio doors leading directly onto the rear patio.

Ground Floor En-suite

9' 6" x 2' 11" (2.90m x 0.90m)

The en-suite is complete with a shower cubicle, WC, wash basin, mirror and heated towel rail. Tastefully decorated with blue and white bathroom tiles throughout.





Hallway

The property welcomes you with an entrance hallway, providing access to the first floor via a staircase. A useful storage cupboard is conveniently located beneath the stairs, offering the perfect space for coats, shoes and other household items.

Kitchen, Living & Dining Area

28' 3" x 14' 9" (8.60m x 4.50m)

The heart of the home is located on the first floor, where you'll find a bright and contemporary open plan kitchen, dining and living area. Two sets of French doors open onto a private balcony overlooking the canal, allowing plenty of natural light to flood the space and creating an ideal setting for relaxing or entertaining. The living and dining area includes a dining table, with chairs available if required, a TV with speakers and shelving. The stylish kitchen is centred around a breakfast island incorporating an electric hob, oven and extractor fan. Further integrated appliances include a washer/dryer, fridge, freezer and microwave. A range of wall and base units provide excellent storage, complemented by generous worktop space for food preparation, making this a practical and sociable hub of the home.

Second Floor Rear Bedroom

12' 10" x 12' 10" (3.90m x 3.90m)

A double bedroom located at the rear of the property, enjoying pleasant views over the canal. Neutrally decorated and finished with laminate flooring, the room offers a bright and comfortable space. Built-in wardrobes and shelving provide excellent storage, while the room also benefits from a private en-suite bathroom. A bed can be provided upon request.



Second Floor Bedroom En-suite

6' 11" x 4' 11" (2.10m x 1.50m)

The ensuite bathroom benefits from a large shower cubicle complete with electric shower, a wash basin, mirrored cabinet and WC. Neutrally decorated with tiles throughout.

Family Bathroom

7' 7" x 6' 7" (2.30m x 2.00m)

The main family bathroom is located on the top floor of the property and is fitted with a shower over the bath, WC, wash basin, mirrored cabinet and heated towel rail. Finished with tiled walls and laminate flooring, the room offers a practical and modern space for everyday use.

Dressing Room

9' 10" x 5' 11" (3.00m x 1.80m)

Located at the front of the property, this versatile room benefits from wall-to-wall built-in storage cupboards, providing excellent storage space. Ideal as a dressing room, nursery or children's bedroom, the room offers flexibility to suit a variety of needs.

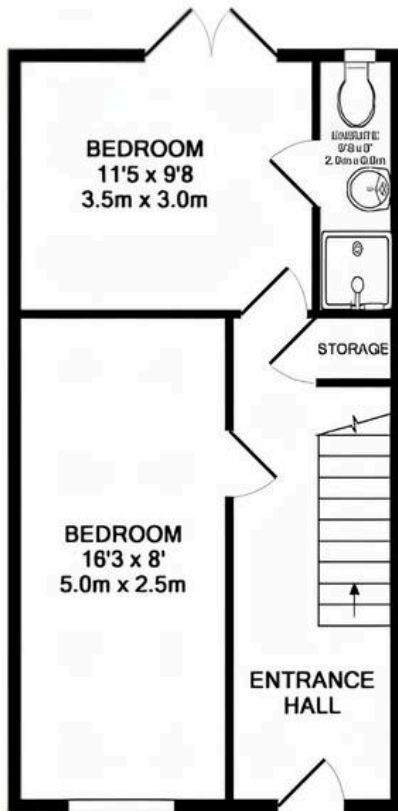
Home Office

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

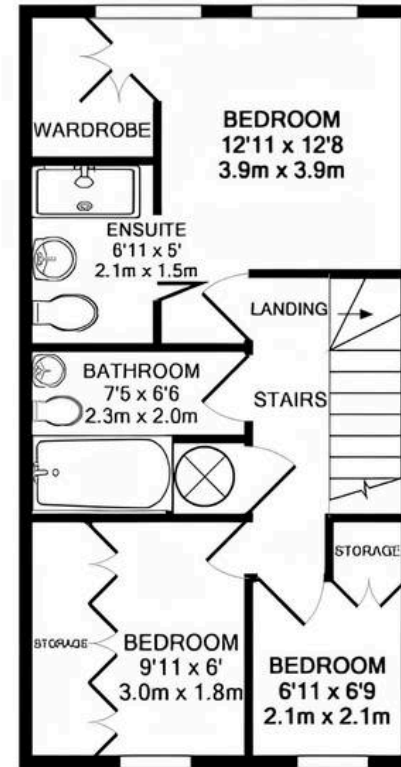
A further room located at the front of the property, featuring built-in storage and wall-mounted shelving.

A useful pull-out desk is also incorporated into the storage, making this an ideal space for a home office/study.





GROUND FLOOR
 APPROX. FLOOR
 AREA 37.2 SQ.M.
 (400 SQ.FT.)



2ND FLOOR
 APPROX. FLOOR
 AREA 37.2 SQ.M.
 (400 SQ.FT.)

TOTAL APPROX. FLOOR AREA 114 SQM (1227.08 SQFT)



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 933 8997 • info@comfortestates.co.uk • www.comfortestates.co.uk