

Horwood Drive , Wilford, Nottingham, NG11 7HG



3 bedroom Detached House

£1,500 pcm

Available from 13 September 2024

Comfort Lettings, 47 Derby Road, Nottingham, NG1 5AW

0115 9338997 | info@comfortlettings.co.uk

Head to www.comfortlettings.co.uk for more information about this property



FACILITIES

1. Part Furnished
2. Ideal Family Home
3. Master Ensuite
4. Private Garden
5. Off Road Parking
6. Desirable Location
7. Great Transport Links
8. Electric Car Charger

DESCRIPTION

Nestled in the desirable area of Wilford, on a residential estate close to local amenities, schools, and transport links with the tram just a short walking distance away. This beautiful three-bedroom detached house offers modern living with exceptional convenience. Boasting a spacious layout, the property features a contemporary entrance hallway equipped with a storage cupboard and a convenient downstairs WC/utility. The heart of the home is an impressive open-plan kitchen diner, adorned with sleek tiles and an extended kitchen worktop, perfect for family gatherings.

The large, bright lounge with French-doors that open onto a lush garden, creating a seamless blend of indoor and outdoor living. The master bedroom is a true retreat, complete with its own stylish en-suite bathroom, providing a private sanctuary.

Additional features include a garage and off-road parking. The home is future-ready with an electric vehicle charging point and environmentally friendly solar panels, emphasizing sustainability.

This modern, spacious home will not be available for long so call today to book your viewing appointment.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
83	91
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
83	91
EU Directive 2002/91/EC	
England & Wales	

The security deposit required for this property will be £1730.00.

The holding deposit required for this property will be 1 week's rent (this will be credited to your first month rental payment).

The minimum rental term is 12 Months.