



Frederick Avenue, Carlton, Nottingham, NG4 1HP

£1,350 Per Calendar Month

DavidJames  
the estate agent

# About This Property

Kingfisher Cottage is a beautifully presented, fully furnished 4-bedroom detached house, nestled in the popular area of Carlton. Perfectly positioned just a short stroll from local amenities and with excellent public transport links to the city. The ground floor boasts three spacious reception rooms, including a large lounge, an additional cosy sitting room, and a dining room. A stylish breakfast kitchen, featuring contemporary high-gloss red base and eye-level units with integrated appliances, opens into a UPVC sealed unit double glazed conservatory. The convenience of a downstairs WC completes the ground floor. Upstairs, there are four generously sized, fully furnished bedrooms alongside a modern family bathroom equipped with a mains-fed shower. Externally, the property features a low-maintenance rear garden and a private side area. With off-road parking for two cars and additional on-street parking available.

## TENANCY DETAILS

Available From: Now

Tenancy Term: Minimum 12 Months

Furnishing: Furnished

EPC Rating: D

Council Band: C

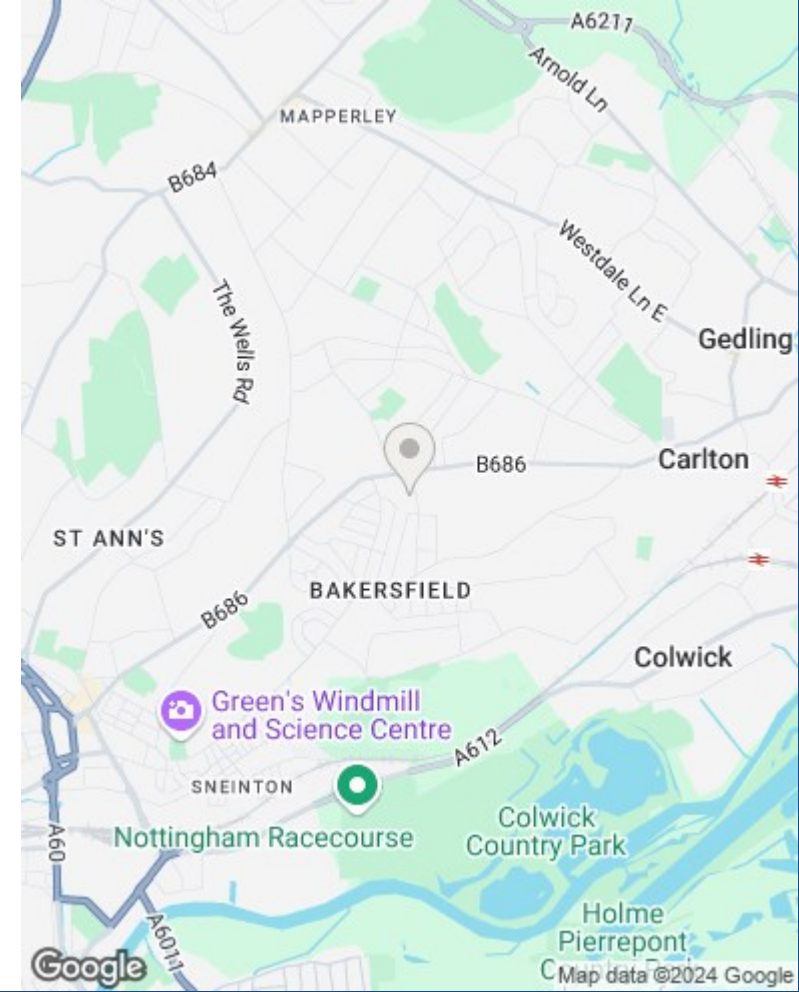
Pets: Not permitted



- Fully furnished detached house
- Four generously sized bedrooms
- Spacious lounge additional sitting room, and dining room
- Modern, high-gloss red breakfast kitchen with integrated appliances
- UPVC double-glazed conservatory
- Stylish family bathroom with a mains-fed shower
- Fully double glazed and Gas Central Heating
- Low-maintenance rear garden and private side area
- Off-road parking for two cars, plus on-street parking
- Located in a sought-after area with easy access to local amenities and public transport







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**Council Tax Band: C**  
**Gedling Borough Council**

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