



**DavidJames**  
the estate agent

**Brookwood Crescent, Carlton, Nottingham, NG4 1FU**

**£1,200 Per Calendar Month**



# About This Property

Nestled in a quiet cul-de-sac in the ever-popular Carlton area, this versatile detached bungalow offers spacious and flexible accommodation, boasting three double bedrooms and two bathrooms – including a contemporary en-suite shower room and a four-piece family bathroom. There is a welcoming porch leading into a bright and spacious entrance hall, a bay-fronted living room with feature fireplace, and a well-appointed kitchen offering plentiful storage and worktop space. A versatile lean-to adds further functionality and leads out to the low maintenance rear garden. To the front, a tandem driveway provides off-street parking for multiple vehicles and leads to a detached garage, ideal for further storage. Located close to an array of local amenities, excellent transport links, and popular schools, this property combines comfort, convenience, and practicality all in one!

## TENANCY DETAILS

Available From: 21st April 2025

Tenancy Term: Minimum 12 months

Furnishing: Unfurnished or Part-furnished (to be negotiated)

EPC Rating: D

Council Band: C

Pets: Not permitted

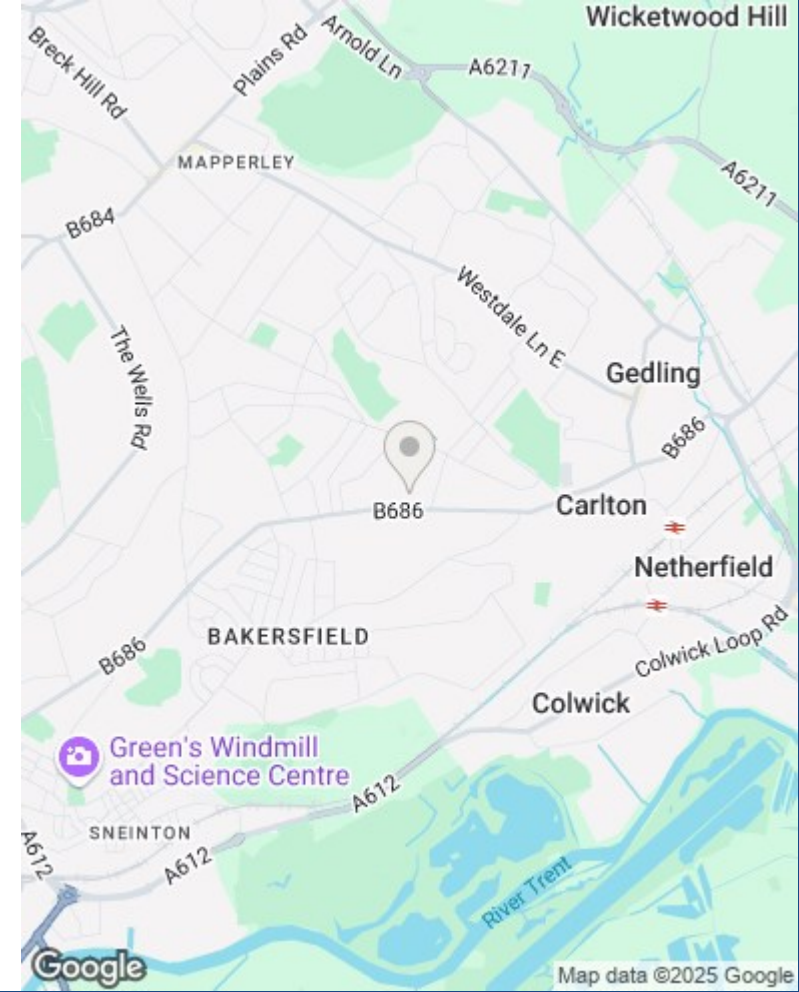
- Versatile detached bungalow situated down a cul-de-sac
- Three double bedrooms
- Two bathrooms including a 4-piece suite and an en-suite shower room
- Porch & spacious entrance hall
- Living room with feature fireplace and bay window
- Kitchen with ample units & appliances (new cooker will be supplied)
- Versatile lean-to and a detached garage
- Low maintenance gardens
- Tandem driveway provides off-street parking for multiple vehicles
- Ample amenities & transport links close by











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

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