

# Camelot Avenue

Nottingham  
NG5 1DW

Price Guide £275,000



 0115 841 1155



- Detached Family Home
- Three Bedrooms
- Downstairs w/c
- Generous Sized Garden
- EPC Rating C
- Quiet Cul-De-Sac
- Two Reception Rooms
- Garage & Driveway
- Popular Location
- Close to schools and transport.

## Camelot Avenue, Nottingham, NG5 1DW

### Key Features

Nestled in a tranquil cul-de-sac on Camelot Avenue, Nottingham, this delightful three-bedroom detached house is a true gem in the sought-after Sherwood area. Built between 1980 and 1989, this charming family home spans an impressive 947 square feet, offering a harmonious blend of comfort and practicality.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for both relaxation and entertaining. The well-equipped kitchen seamlessly connects to a generously sized garden, an ideal setting for children to play, summer barbecues, or simply enjoying a quiet moment in the fresh air.

The first floor features two well-proportioned bedrooms alongside a smaller third bedroom, which could easily serve as a home office or study. A modern family bathroom completes the upper level, while the convenience of a guest W/C on the ground floor adds to the home's practicality.

Additional benefits include a private driveway and garage, ensuring off-street parking and secure storage for your belongings. The property is conveniently located just a short distance from Sherwood's vibrant high street, renowned for its excellent local schools and efficient transport links to Nottingham city centre.

This beautiful family home is perfectly positioned for those seeking a blend of community spirit and accessibility. Early viewing is highly recommended.

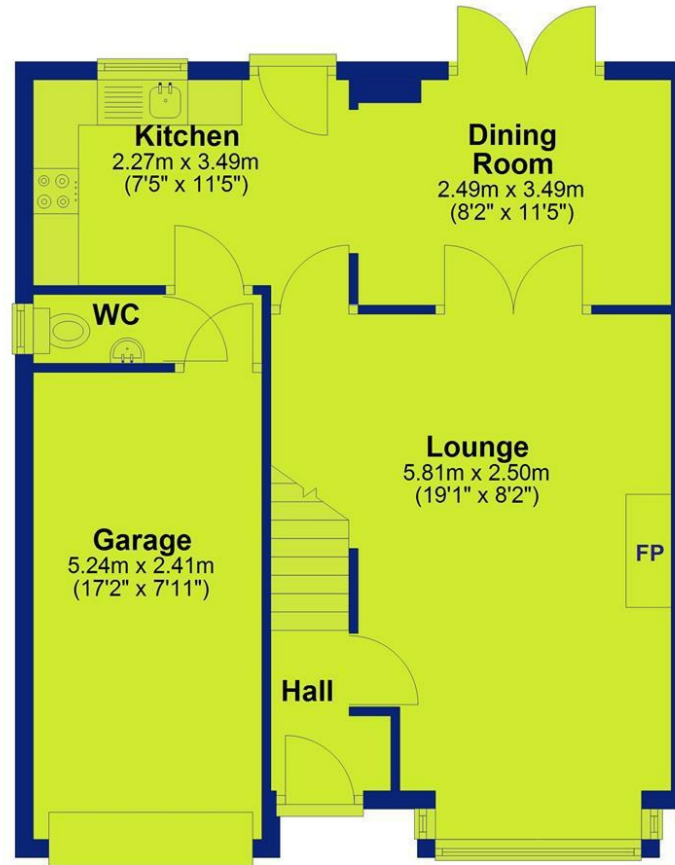


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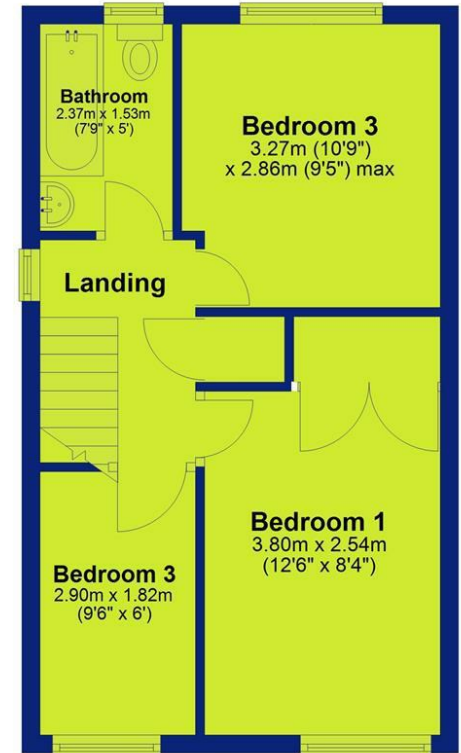
### Ground Floor

Approx. 52.8 sq. metres (568.4 sq. feet)



### First Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 88.0 sq. metres (946.8 sq. feet)



0115 841 1155

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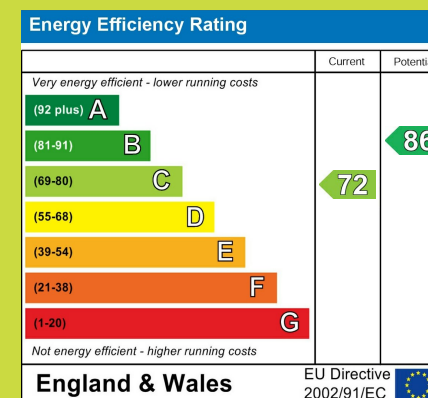


### *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

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West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB



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