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**DavidJames**  
the estate agent

**Garton Close, Nottingham, NG6 8RZ**

**£1,200 Per Month**

# About This Property

Welcome to this well-proportioned detached home within the convenient and well-connected area of Bulwell. The property is entered via a side entrance door which opens into a welcoming hallway, finished with wood-effect flooring and providing access to the main ground floor accommodation, along with a staircase rising to the first floor. Positioned to the rear of the property is the lounge, a bright and spacious reception room enjoying pleasant views over the garden. French doors connect the space to a generous conservatory, creating a natural flow between the two reception areas and providing direct access to the garden. The kitchen is located at the front of the property and is fitted with a range of cream wall and base units complemented by marble-effect worktops and a small breakfast bar. Integrated cooking appliances are included alongside space for freestanding appliances. From the kitchen, a door leads through to the integral garage, currently utilised as a useful storage and utility-style space. To the first floor, the landing provides access to three bedrooms including two well-proportioned double bedrooms and a further single bedroom, offering flexible accommodation for family life, guests or home working. Completing the interior is the bathroom, fitted with a white three-piece suite comprising a bath with an electric shower above, complemented by slate-effect tiled flooring. Outside, the rear garden enjoys a good degree of privacy and has been designed with low maintenance in mind. Enclosed by fencing, the garden features a lawned area alongside a paved seating space ideal for outdoor dining and relaxation, as well as a useful storage shed. A pathway leads to a side gate, providing convenient access to the front of the property.

## TENANCY DETAILS

Available From: NOW

Furnishing: Unfurnished

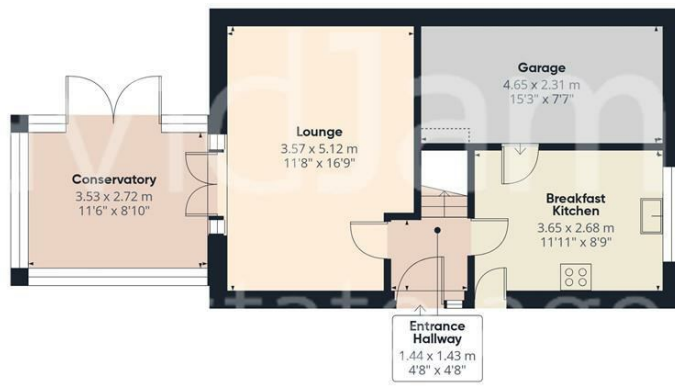
EPC Rating: D

Council Band: C

- Well-proportioned detached house
- Three bedrooms (including two well-proportioned double rooms)
- Spacious and neutrally decorated lounge
- Generous conservatory providing additional reception space with direct garden access
- Fitted kitchen with integrated cooking appliances and breakfast bar area
- First floor bathroom fitted with a white three-piece suite and shower over the bath
- Enclosed rear garden with lawn, paved seating area and useful storage shed
- Driveway and integral garage (currently utilised as a store/utility area)
- Conveniently situated within easy reach of Bulwell's local amenities, schools and transport links







Floor 0



Floor 1



Approximate total area  
91.9 m<sup>2</sup>  
989 ft<sup>2</sup>

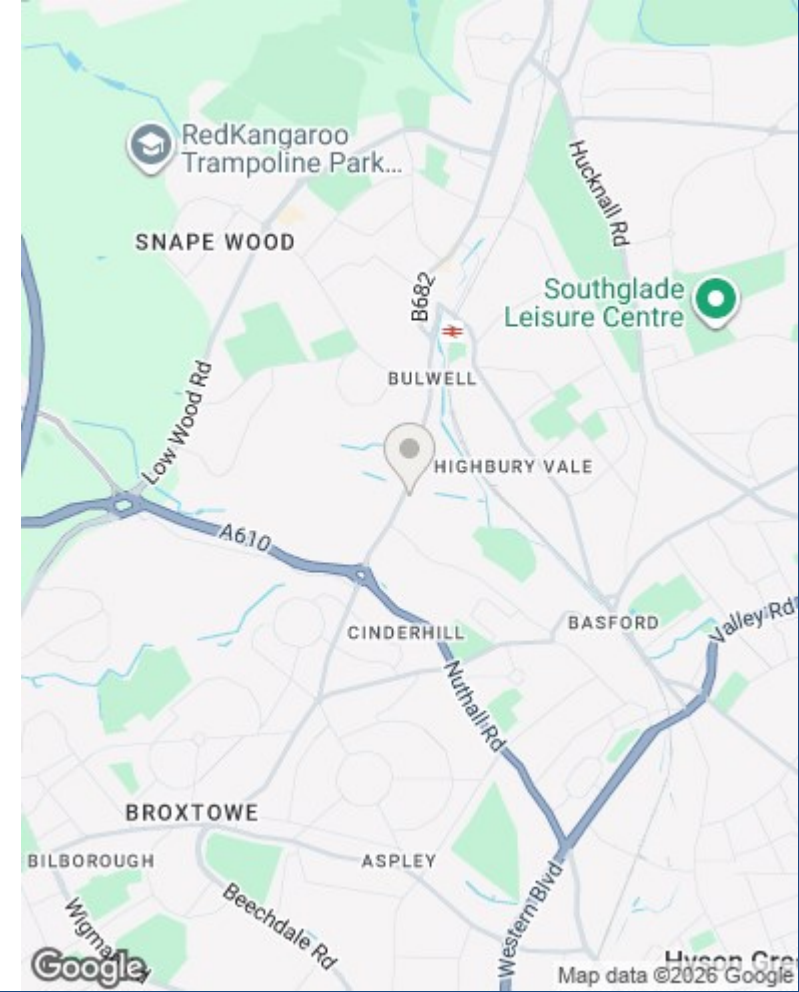
Reduced headroom  
0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Council Tax Band: C**  
**Nottingham City Council**

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