



DavidJames
the estate agent

Hawksley Gardens, Nottingham, NG11 8SU

£950 Per Month

About This Property

A well-presented two-bedroom semi-detached home situated in a popular residential location in Clifton, offering modern accommodation throughout. The property welcomes you with an entrance leading into a bright and comfortable living room, while to the rear is a stylish fitted breakfast kitchen featuring a range of modern units, appliances, a useful pantry and French doors opening onto the rear garden. To the first floor are two well-proportioned bedrooms, with bedroom one benefitting from a dedicated dressing area, together with a contemporary bathroom fitted with a modern white suite. Externally, the property enjoys a private rear garden with a patio seating area, lawn and a raised deck positioned at the bottom of the garden, enjoying attractive open views across a large field and surrounding greenery. To the front, a driveway provides convenient off-street parking. The property is ideally positioned for easy access to the M1 and A453, regular bus services and the NET tram, making commuting into Nottingham City Centre and beyond both quick and convenient.

TENANCY DETAILS

Available From: 4th September 2026

Furnishing: Unfurnished

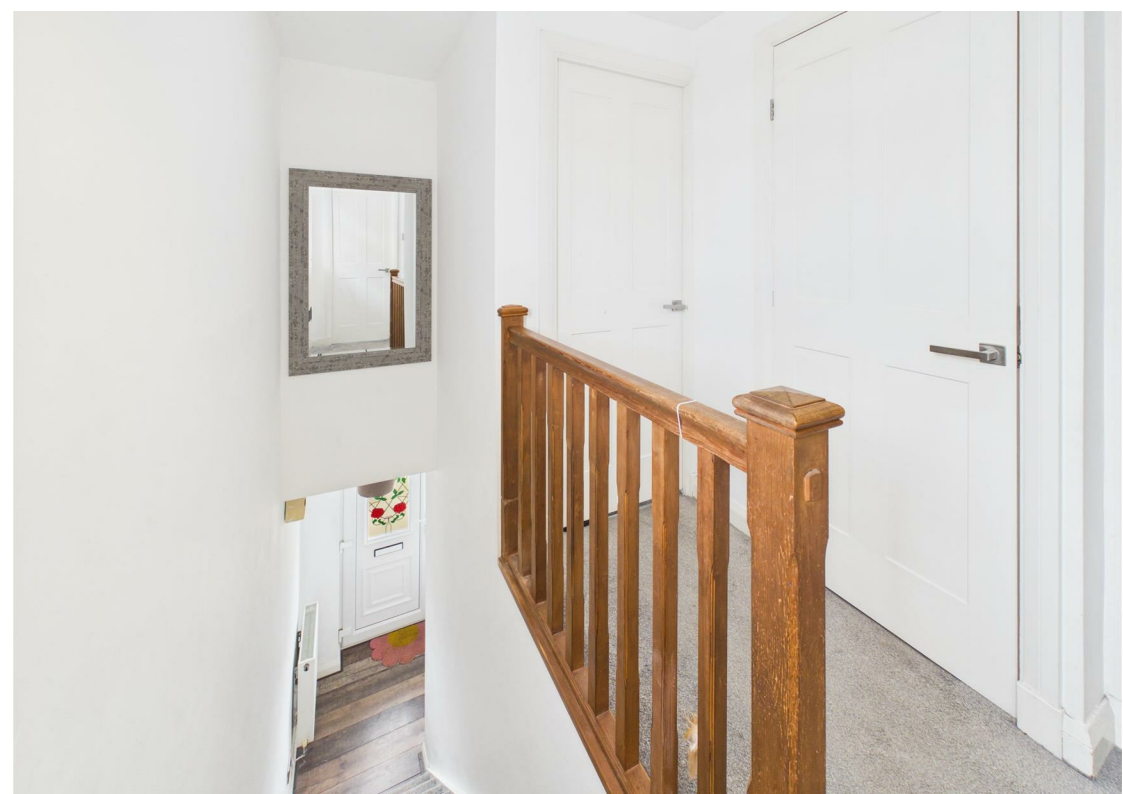
EPC Rating: C

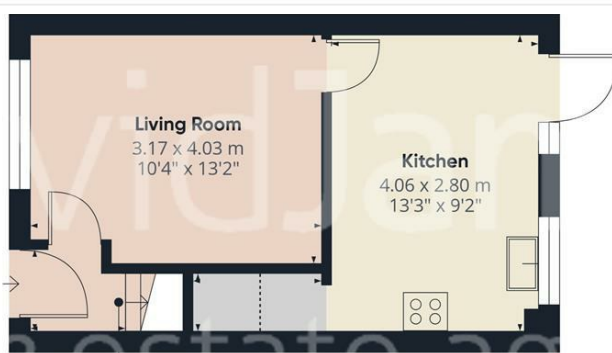
Council Band: B



- Well-presented semi-detached house
- Two bedrooms (bedroom one with dressing area)
- Living room
- Modern fitted breakfast kitchen with pantry
- French doors opening onto the rear garden
- Modern first-floor bathroom with white suite
- Gas central heating and UPVC double glazing
- Private rear garden with patio, lawn and decking
- Open views over fields and greenery
- Driveway providing off-street parking and excellent access to motorway links and the tram network

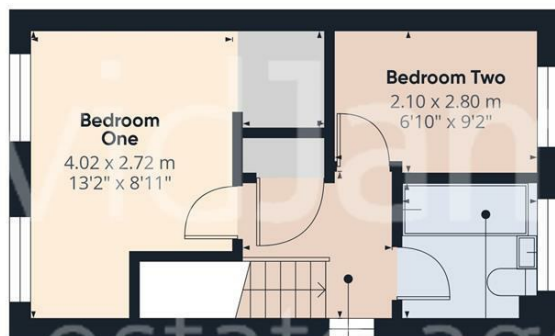






Hallway
1.17 x 1.37 m
3'10" x 4'5"

Floor 0



Floor 1



Approximate total area⁽¹⁾

52.3 m²
562 ft²

Reduced headroom

0.8 m²
8 ft²

(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: B
Nottingham City Council

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David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

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