



4



2



2



C

DavidJames
the estate agent

Fairway Drive, Carlton, Nottingham, NG4 1SJ

£1,350 Per Calendar Month

About This Property

Situated in the popular area of Carlton, this well-presented four-bedroom detached family home offers spacious and versatile accommodation throughout. The property features a generous living room, a separate dining room with patio doors opening onto the rear garden, and a spacious fitted kitchen complete with a gas hob and two integrated ovens. A practical utility room and a convenient ground floor WC further enhance the ground floor layout. Upstairs, there are four well-proportioned double bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room, together with a modern bathroom fitted with a shower over the bath. Outside, the property enjoys a private rear garden with a large decking area, ideal for outdoor dining, while to the front there is a driveway providing off-road parking and access to the attached garage. Offering generous living space in a sought-after residential location close to local amenities, schools and transport links.

TENANCY DETAILS

Available From: 21st August 2026

Furnishing: Unfurnished

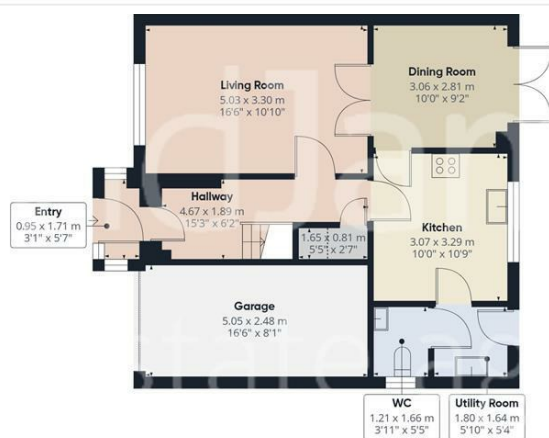
EPC Rating: C

Council Band: D

- Well presented detached house
- Four double bedrooms
- Spacious living room
- Separate dining room with patio doors to the rear garden
- Spacious fitted kitchen with gas hob and two integrated ovens
- Utility room and ground floor WC
- Principal bedroom with en-suite shower room
- Modern family bathroom with shower over the bath
- Full double glazing and gas central heating
- Driveway, attached garage and enclosed rear garden with large decking area







Floor 0



Floor 1



Approximate total area⁽¹⁾

118.4 m²
1277 ft²

Reduced headroom

0.9 m²
10 ft²

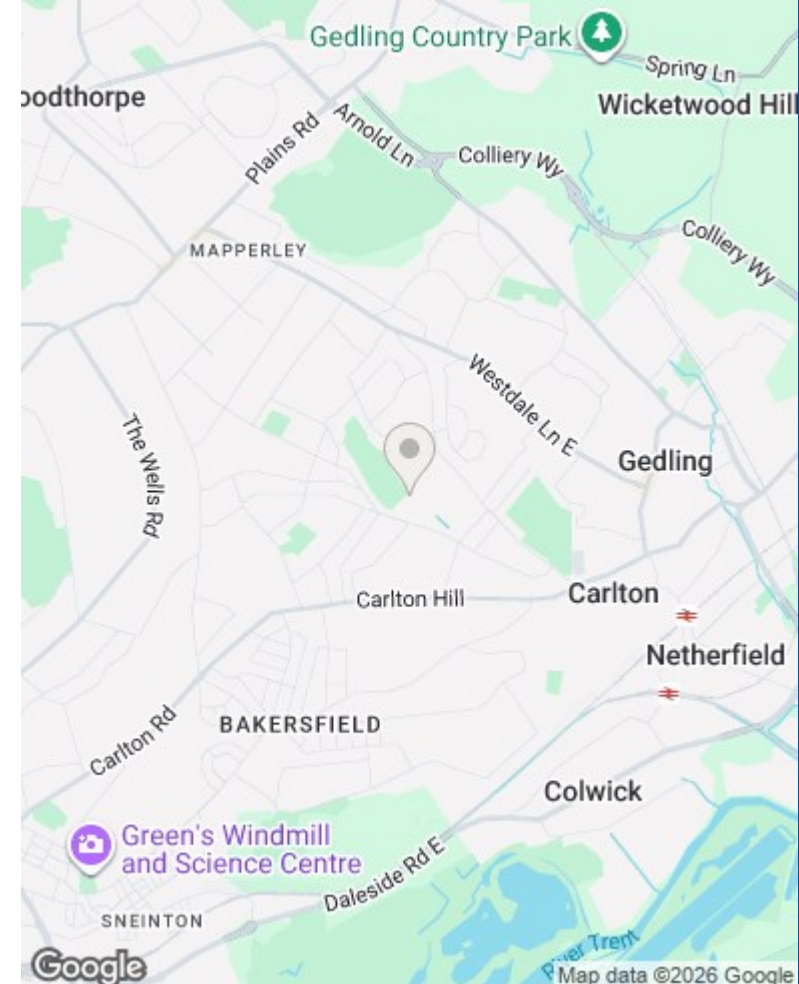
(1) Excluding balconies and terraces

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.

GIRAFFE360



Council Tax Band: D
Gedling Borough Council

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

DavidJames
the estate agent

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

naea | propertymark
PROTECTED

