



DavidJames
the estate agent

Sunninghill Drive, Clifton, Nottingham, NG11 8AZ

£1,050 Per Calendar Month

About This Property

Located in Clifton, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation, ideally positioned within easy reach of a wide range of local amenities and frequent tram and bus services providing convenient access to Nottingham City Centre. The property welcomes you via an entrance hall leading into a comfortable lounge, which is complemented by a separate dining room that can also serve as a second sitting room to suit a variety of needs. The fitted kitchen is equipped with ample wall and base units along with an integrated oven, hob and extractor, offering a functional and well-organised cooking space. The ground floor further benefits from a contemporary shower room featuring a three-piece white suite. To the first floor, there are three well-proportioned bedrooms, enhanced by a range of useful in-built wardrobes providing excellent storage solutions. A modern family bathroom and a separate WC complete the first-floor accommodation, adding practicality for busy households. Externally, the property boasts a generous lawned rear garden, while to the front there is off-street parking for added convenience.

TENANCY DETAILS

Available From: 6th April 2026
Tenancy Term: Minimum 6 months
Furnishing: Unfurnished
EPC Rating: C
Council Band: A
Pets: Not permitted

- Semi-detached house
- Three bedrooms
- Spacious lounge and separate dining/second sitting room
- Fitted kitchen with integrated oven, hob and extractor
- Ground floor contemporary shower room
- Modern first-floor bathroom and separate WC
- UPVC double glazing, gas central heating
- Generous lawned rear garden
- Off-street parking to the front
- Within easy reach of frequent tram and bus services







Approximate total area⁽¹⁾
76.54 m²
823.86 ft²

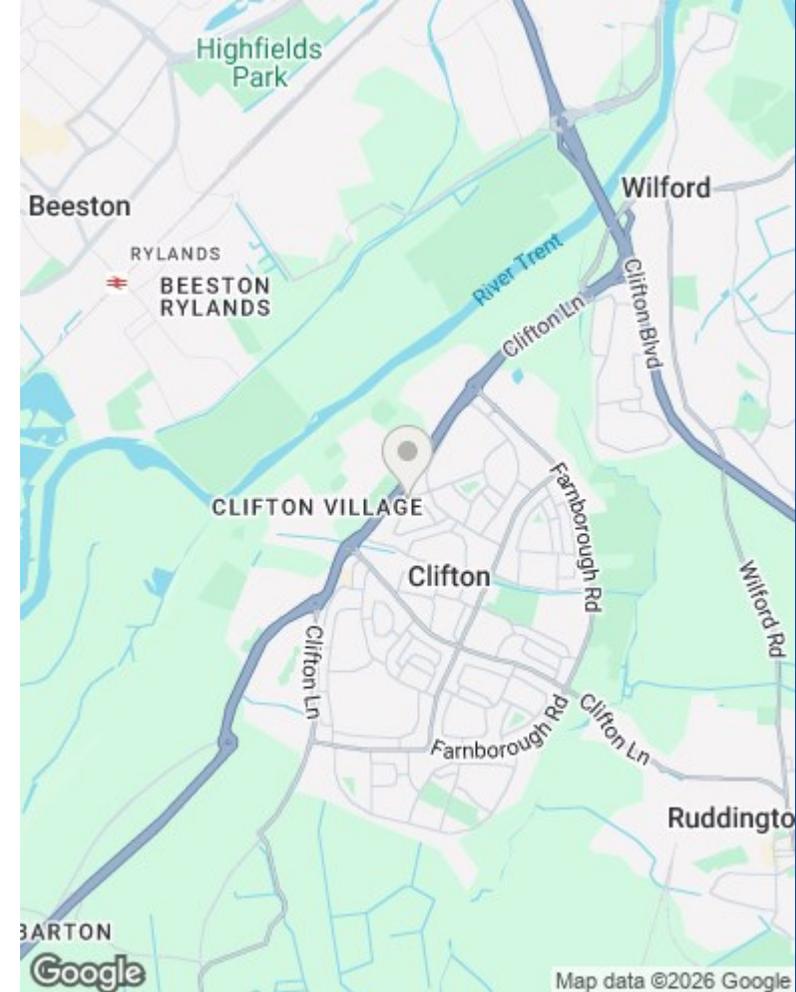
Reduced headroom
0.41 m²
4.44 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: A
Nottingham City Council**

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