



£1,200 PCM

Camelot Avenue, Nottingham, Nottinghamshire NG51DW

Detached House | 4 Bedrooms | 3 Bathrooms

0115 697 28 29

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# Step Inside

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## Key Features

- EXECUTVE FAMILY HOME
- SECURE DRIVEWAY  
PARKING
- 3 RECEPTION ROOMS  
,GOOD TRANSPORT LINKS  
AND SCHOOLS
- 3 BATHROOMS AND  
DOWNSTAIRS WC,
- 4 BEDROOMS,
- SPACIOUS CORNER PLOT,
- FITTED GALLERY KITCHEN  
WITH BLACK COUNTERS  
AND RANGE STYLE COOKER,
- SEPARATE UTILITY ROOM,
- BRICK BUILT GARDEN  
SHED
- MOST ROOMS NEWLY  
PAINTED IN NEUTRAL  
COLOUR SCHEME

## Property Description

NEWLY PAINTED - LARGE 4 BED EXTENDED EXECUTIVE FAMILY HOME. WOULD SUIT DOCTORS/UNIVERSITY PROFESSIONALS AND THEIR FAMILIES, A FANTASTIC LOCATION WITHIN EASY ACCESS TO HOSPITALS AND UNIVERSITIES.

## Main Particulars

THIS IS A RARE OPPORTUNITY TO RENT A GOOD SIZED EXECUTIVE, 4/5 BED FAMILY HOME WITHIN EASY COMMUTE OF THE QMC AND THE CITY HOSPITALS.

WITH NOTTINGHAM TRENT UNI AND THE UNIVERSITY OF NOTTINGHAM ALSO ACCESSIBLE, THIS EXECUTIVE FAMILY HOME WOULD SUIT DOCTORS AND UNIVERSITY PROFESSIONALS AND THEIR FAMILIES LOOKING TO BE CLOSE ENOUGH TO THE CITY YET WITHIN A RESIDENTIAL SETTING SUCH AS THIS.

THE STANDARD OF THIS ACCOMMODATION IS GOOD AND WAS RECENTLY THE HOME OF THE OWNER AND HIS FAMILY.

Most rooms have just been PAINTED IN A NEUTRAL COLOUR SCHEME.

UPON ENTERING THIS DELIGHTFUL HOME, IT IS EASY TO FEEL THE SPACE THAT IT GENERATES AND TO IMAGINE A LARGE FAMILY GATHERINGS OR INTIMATE EVENINGS IN FRONT OF THE TV. THERE'S PLENTY OF SPACE FOR THE ENTIRE FAMILY TO GROW AND LIVE TOGETHER.

THE 4 BEDROOMS ARE A MUST FOR ANY GROWING FAMILY AND WILL OFFER A SANCTUARY FOR TEENAGERS AND TODDLERS ALIKE.

This is a family home that has been extended several times. With Solar Panels contributing to significantly reduced electricity costs. The property has its own gated access and several rooms on the ground floor that can be used in different configurations.

Rooms Sizes to follow.

Property comprising

### Hall

Door to the front, providing access to reception rooms, kitchen and downstairs WC, stairs to first floor landing. With huge mirror, tile floor and carpeted stairs.

## **W/C**

With wash hand basin and toilet

## **Kitchen**

With plenty of work surfaces, lots of storage, stainless steel sink drainer with mixer tap, with a range like gas oven and six rings hob, extractor fan, double glazed window to the front elevation, ceiling spotlights and tiled floor.

## **Reception Room 1 / Dining Room / Tv Room**

This room has been extended and has a wooden floor and 3 double windows. With access to the kitchen, this room can be used as a family dining room and TV room combined. Radiator, ceiling lighting.

## **Reception Room 2 / Family room**

With double patio doors leading to the outdoor area this room is a large family room, can be used as a games room, lounging, and family gatherings. With wooden flooring, gas fire. All furniture can be included in the price or removed, which ever you prefer.

## **Reception Room 3**

With double patio doors, this room can be used as a breakout, or even a 5th bedroom/sleeping area or double office or studio area.

## **First Floor Landing**

With wooden flooring, ceiling lighting and doors to bedrooms, bathroom and stairs.

## **Second Floor Landing**

With double glazed window to the rear elevation, ceiling lighting, loft access with and access to bedrooms and family bathroom.

## **Bedroom 1**

With double glazed windows to the front elevation, radiator, ceiling lighting, wooden flooring and en suite bathroom with shower and bath

**Bedroom 2**

With double glazed windows to the rear elevation, radiator, ceiling lighting, wooden flooring, built-in wardrobe and en suite bathroom with shower

**Bedroom 3**

With double glazed window to the rear elevation, radiator, ceiling lighting, and wardrobe

**Bathroom 4**

With double glazed bay window to the side elevation, radiator, ceiling lighting, and wardrobe

**Outside to the front**

With gated access, off-street parking, green lawn and brick walls to boundaries.

**Outside to the rear**

Enclosed yard patio area leading to brick built shed for further storage.



Telephone: 0115 697 28 29



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