



£1,200 pcm

Westdale Crescent, Carlton, Nottingham, NG4 3JP

EPC Rating D



Beautifully Presented Three Bedroom Semi-Detached Home – To Let

This beautifully presented three-bedroom semi-detached home to let, has been refurbished to a high standard throughout, offering stylish, modern and spacious accommodation ideal for families and professionals. Conveniently positioned within a popular residential location, the property is within easy reach of local schools, shops, amenities and excellent transport links.

Upon entering, the property welcomes you into a bright and spacious living room, featuring an attractive bay window allowing plenty of natural light to flood the room, alongside contemporary wood-effect flooring and a modern neutral décor.

The modern fitted kitchen offers a range of wall and base units, complemented by integrated appliances including an oven, electric hob, dishwasher and fridge freezer. A breakfast bar provides additional seating, whilst a separate utility area offers further practicality, alongside a contemporary ground-floor shower room.

Leading from the kitchen is a generous conservatory, providing a versatile additional reception space with pleasant views over the rear garden and French doors opening directly onto the patio.

To the first floor, the property offers three well-proportioned bedrooms, all finished to a high standard with neutral décor and modern carpeting. The master bedroom benefits from an attractive bay window and a contemporary en-suite shower room, whilst the remaining bedrooms provide versatile accommodation, ideal for families or those working from home.

Externally, the property benefits from a driveway providing off-road parking, an attached garage and an electric vehicle charging point.

To the rear, the generous enclosed garden has been thoughtfully landscaped, featuring a spacious paved patio, raised lawn and timber retaining walls. This fantastic outdoor space is ideal for relaxing and entertaining, whilst offering plenty of room for families to enjoy.

Periodic tenancy Deposit: £1,384.61
Council Tax Band: B
Local Authority: Gedling Borough Council
Rental Affordability: Yearly Income Over £36,000



LIVING ROOM 3.206' x 4.542' (0.91m x 1.22m)

KITCHEN 4.575' x 2.897' (1.22m x 0.61m)

MASTER BEDROOM 3.076' x 3.621' (0.91m x 0.91m)

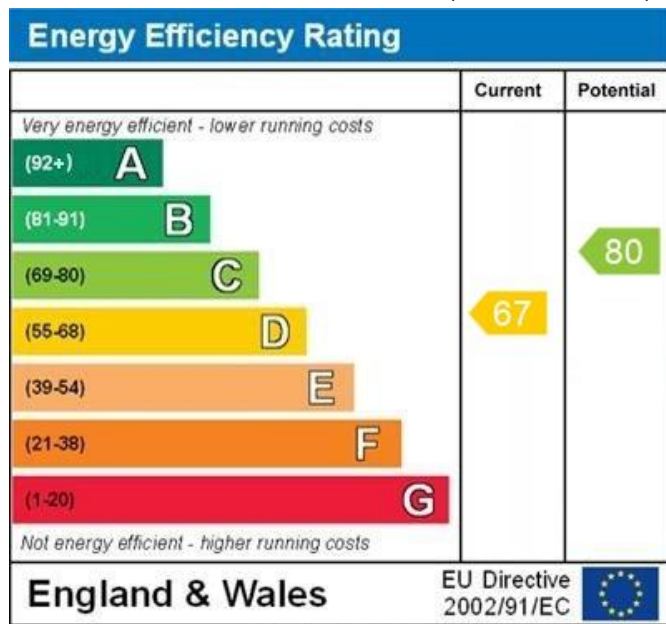
BEDROOM TWO 2.890' x 2.249' (0.61m x 0.61m)

BEDROOM THREE 2.283' x 3.84' (0.61m x 0.91m)

DOWNSTAIRS SHOWER ROOM 2.788' x 1.473' (0.61m x 0.3m)

ENSUITE 0.990' x 1.430' (0m x 0.3m)

UTILITY ROOM 2.776' x 1.190' (0.61m x 0.3m)



WWW.EPC4U.COM

SECURITY DEPOSIT

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

HOLDING DEPOSIT

As an agency we are not charging tenants a holding deposit.