



DavidJames
the estate agent

Mayo Road, Carrington, Nottingham, NG5 1BL

Guide Price £340,000

About This Property

A wonderful and unique opportunity to acquire this characterful 4 bedroom semi-detached family home, conveniently situated within commuting distance of the city and within easy reach of Sherwood high street's excellent variety of shops, restaurants and bars. The accommodation comprises an impressive entrance hall with Minton flooring, a spacious lounge with a bay window and feature fireplace, dining room with French doors out to the garden and a fantastic breakfast kitchen with an ample range of units and space for freestanding appliances. To the first floor, two double bedrooms are complemented by a period style bathroom with a roll-top bath and separate shower cubicle as well as an adjoining WC. The top floor then boasts a further two good-sized bedrooms. The property also enjoys central heating throughout served by a combi boiler. Outside, the enclosed rear garden has been designed with low maintenance in mind, with a patio and planting areas, a mature apple tree and an outbuilding for a potential office space. Viewing recommended!



- Characterful semi-detached family home
- 4 ample sized bedrooms
- Impressive entrance hall with Minton flooring
- Spacious lounge with feature fireplace and bay window
- Separate dining room with French doors
- Superb breakfast kitchen with a generous range of units
- First floor period style bathroom with roll-top bath, shower cubicle and separate WC
- Fantastic low maintenance rear garden with useful outbuilding
- Within easy commuting distance of Nottingham City centre
- Situated to take full advantage of Sherwood's amenities, local schools and bus services







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 153.33 m²
 1650.48 ft²

Reduced headroom
 0.97 m²
 10.43 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: C
Nottingham City Council
Freehold

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