



**DavidJames**  
the estate agent

**Milner Road, Sherwood/Carrington Border, Nottingham, NG5 2ES**

**Guide Price £350,000**

# About This Property

GUIDE PRICE £350,000 - £375,000 NO UPWARD CHAIN We are delighted to present this characterful 4 bedroom semi-detached family home, situated within walking distance of Sherwood's shops and restaurants. The ground floor accommodation comprises of an entrance hall presenting original Minton tiled flooring, a spacious lounge with a feature fireplace and bay window, a dining room with French doors leading out to the garden and a large kitchen. The kitchen is fitted with a range of units and also has access down to the cellar, which has plenty of head clearance and is a useful storage space. On the first floor there are three bedrooms, with the main bedroom complemented with an en-suite shower room and a bathroom with a three piece suite. Upstairs there is a further bathroom with stylish modern fixtures and a separate shower cubicle along with a large versatile bedroom space. Outside, the enclosed rear garden has been designed to be low maintenance with a block-paved patio area, which continues to the side of the property and creates a private seating area to enjoy the established planting. Viewing highly recommended!



- Well presented family home
- 4 bedrooms (main bedroom with en-suite)
- Entrance hall with original Minton flooring
- Lounge with bay window
- Dining room with French doors out to the garden
- Kitchen with ample range of units
- Two bathrooms
- Useful cellar space
- Low maintenance private garden with feature patio area
- Close to Sherwood's shops and amenities



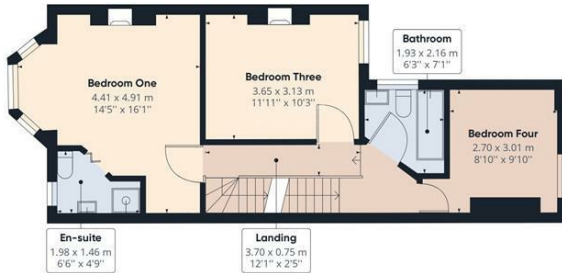




Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
 149.82 m<sup>2</sup>  
 1612.64 ft<sup>2</sup>

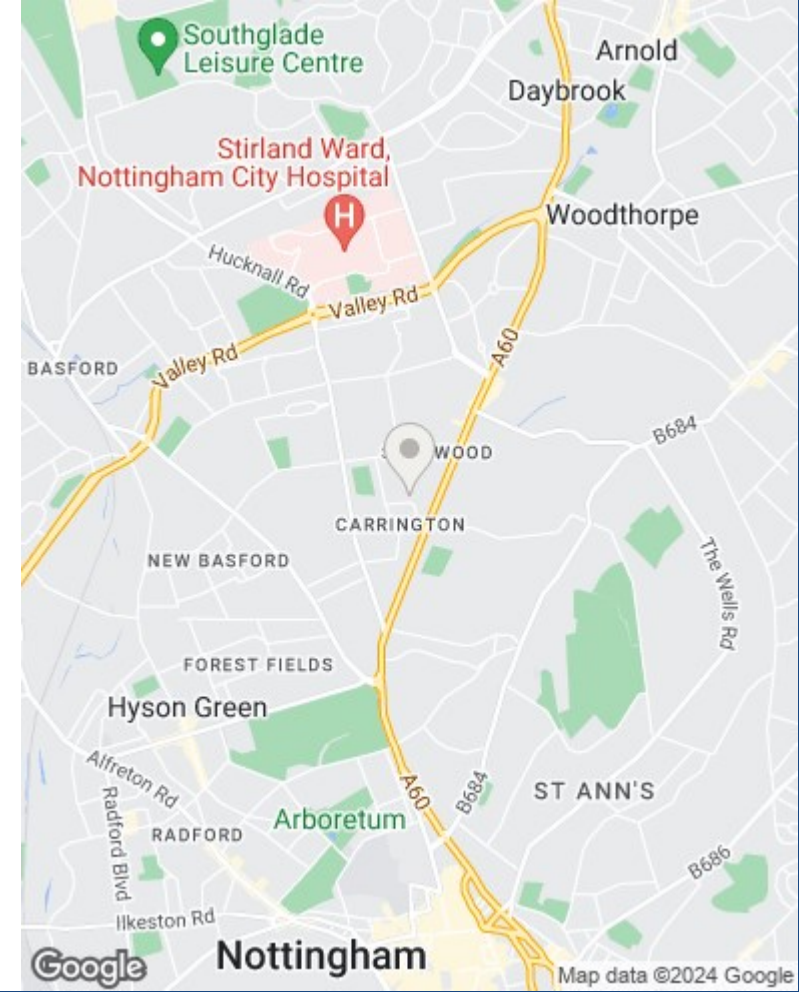
Reduced headroom  
 0.90 m<sup>2</sup>  
 9.73 ft<sup>2</sup>

(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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