



**58 Dornoch Avenue, Sherwood, Nottingham, NG5 4DP**

Guide Price **£250,000**

**DavidJames**  
the estate agent





## 58 Dornoch Avenue

Nottingham, Nottingham

Deceptive semi-detached house with versatile 4-bed layout, cosy lounge with multi-fuel burner, bright dining room, kitchen with striking window, garden retreat with workshop/studio. Modern comfort meets traditional charm.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

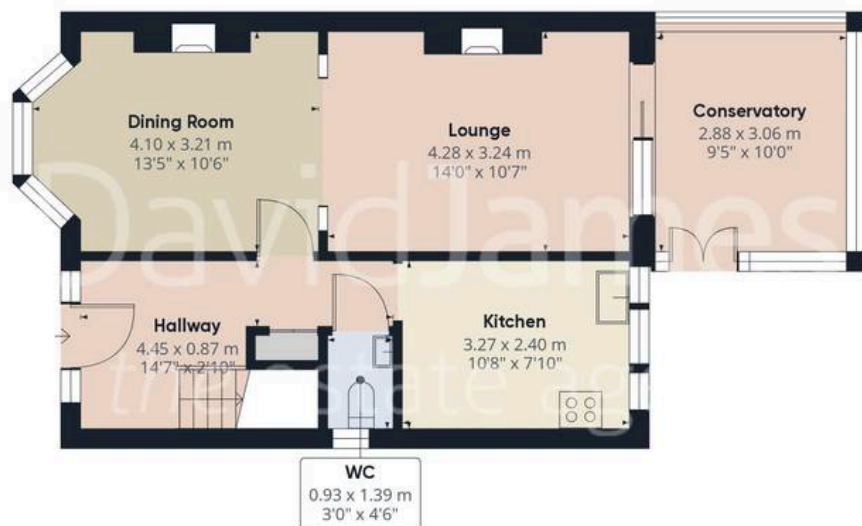
- Deceptive and extended semi-detached house
- Four bedrooms set over the first and second floors
- Entrance hall with exposed floorboards
- Lounge with multi-fuel burner
- Dining room with bay window
- Timber framed conservatory with double doors to the rear garden
- Kitchen with feature window and integrated oven and hob, ground floor Wc
- First floor shower room/Wc with walk in shower area and mains pressure shower
- Gas central heating, UPVC double glazing
- Tiered rear garden with timber framed workshop and studio











Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area<sup>(1)</sup>

109.01 m<sup>2</sup>

1173.39 ft<sup>2</sup>

Reduced headroom

2.2 m<sup>2</sup>

23.67 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

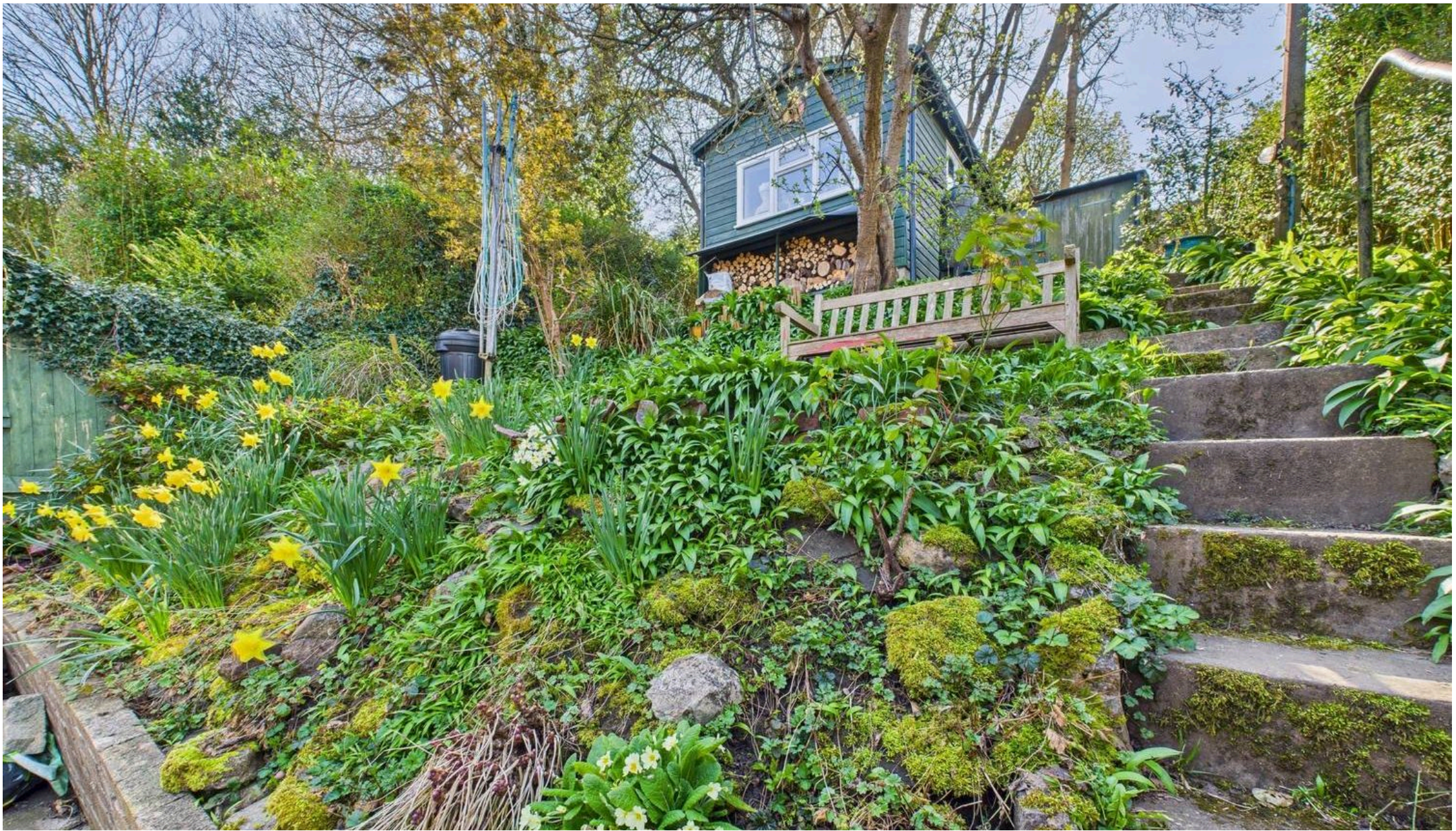
..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## David James Estate Agents

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