

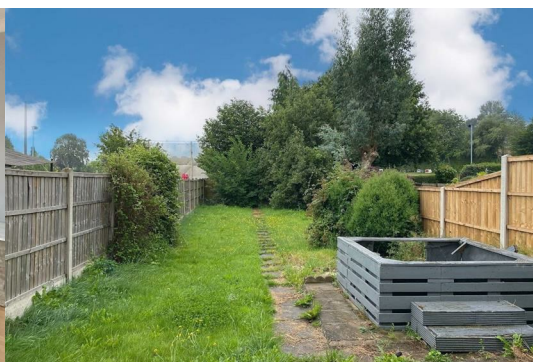


33 Dorothy Avenue, Sandiacre, Nottingham, NG10 5LH

No Onward Chain
£199,950



Positioned in the heart of Sandiacre close to all local facilities is this two bedroom semi-detached property enjoying a long garden backing onto the local cricket club grounds. No Chain.



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DIRECTIONS

Approaching the centre of Sandiacre down the hill on Derby Road turn right into Dorothy Avenue, follow the road as it bends to the left where the property will be found on the right.

There is excellent potential for personalisation, improvement and extension if required, subject to planning permission.

The gas centrally heated accommodation comprises, entrance lobby, lounge with bay window, open plan dining kitchen, two first floor bedrooms, one with en-suite shower and main bathroom.

Externally there is a driveway to the front and a long, mainly lawned garden to rear backing onto the local cricket club grounds enjoying a southerly aspect.

The property is centrally and conveniently located for Sandiacres useful local amenities and shopping facilities.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Timber and glazed front door set beneath a storm porch, inset floor mat, stairs to first floor, door into:

LOUNGE

14'8" x 13'5" (4.47m x 4.09m)

A spacious bay windowed room with laminate flooring throughout, stone fireplace surround with inset electric fire and TV stand, recently installed UPVC double glazed bay window, radiator.

KITCHEN DINER

16'9" x 9'1" (5.11m x 2.77m)

The kitchen area is fitted with a range of wall and base units with matching cupboard and drawer fronts in cream gloss, laminate work surfaces and matching splash, stainless steel sink and drainer, space for appliances, extractor hood and splash panel, door and window to rear.

Ample space for a dining table and chairs, rear and side windows, useful understairs store cupboard, radiator and built-in cupboard housing a modern Ideal combination boiler providing domestic hot water and gas central heating.

FIRST FLOOR

LANDING

Access into both bedrooms, bathroom and loft, side window.

BEDROOM ONE

13'5" to rear of built in wardrobes x 13'2"
(4.09m to rear of built in wardrobes x
4.01m)

A very spacious bedroom having two sets of built-in wardrobes, front facing window, radiator and private access into:

EN-SUITE

5'5" x 4'10" (1.65m x 1.47m)

Appointed with a shower cubicle and wash basin, window, tiled walls and radiator.

BEDROOM TWO

9'2" x 8'9" (2.79m x 2.67m)

A second generous bedroom with rear facing window with an aspect towards the cricket grounds, built-in cupboard (formally the airing cupboard) radiator.

BATHROOM

Fitted with a three piece suite comprising a bath, basin and WC, window, radiator.

OUTSIDE

Externally there is a driveway to the front and a long, mainly lawned garden to rear backing onto the local cricket club grounds enjoying a southerly aspect.



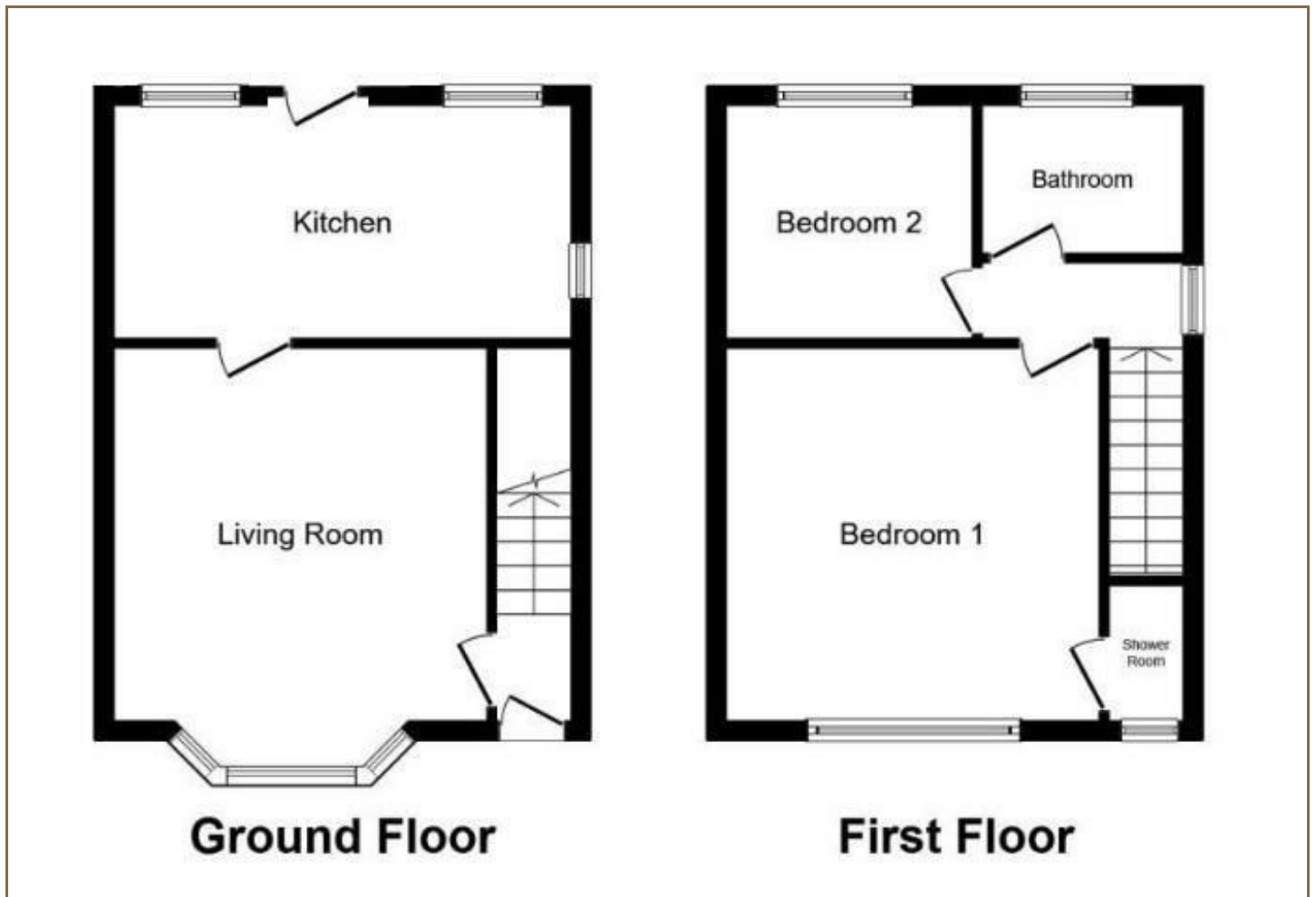




Road Map



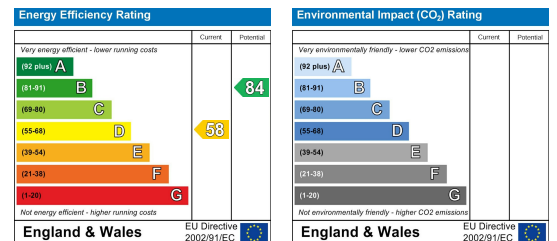
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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