



Two Bedroom Semi-Detached House located in Sandiacre.

Offers Over
£220,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

43 Dorothy Avenue Sandiacre Nottingham NG10 5LH



2



1



2



A



D



65.68
sq. m

A beautifully presented, well-maintained two double bedroom semi-detached home with bay front, offering comfortable living across two floors.

Features include gas central heating, double glazing, off-street parking, and a spacious south-facing rear garden. The property enjoys a convenient location close to schools for all ages, open countryside, local shops and amenities, and excellent transport connections including the A52 and M1 Junction 25. This home would be an ideal purchase for first-time buyers or young families, and we strongly recommend an internal viewing.

On the ground floor, the accommodation comprises an entrance hall, a bay-fronted living room, and a kitchen-dining area, providing a practical and welcoming space. Upstairs, the landing leads to two generous double bedrooms and a three-piece bathroom suite.

Additional benefits include gas-fired central heating, double glazing, off-street parking, and a large south-facing rear garden. The property is particularly well-placed for local schooling, including Ladycross, Cloudside, and Friesland schools, while also offering easy access to open countryside. Transport links are excellent, with the A52 providing routes to Nottingham and Derby, Junction 25 of the M1 motorway nearby, and the Nottingham electric tram terminus at Bardills roundabout.

Overall, this property presents a fantastic opportunity for first-time buyers or families, and we highly recommend arranging a viewing to fully appreciate what it offers.

CONTACT

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FLOORPLAN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.