



## Two Bedroom Semi-Detached House located in Sandiacre.

Offers Over  
£220,000

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# 43 Dorothy Avenue Sandiacre Nottingham NG10 5LH



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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



43 Dorothy Avenue

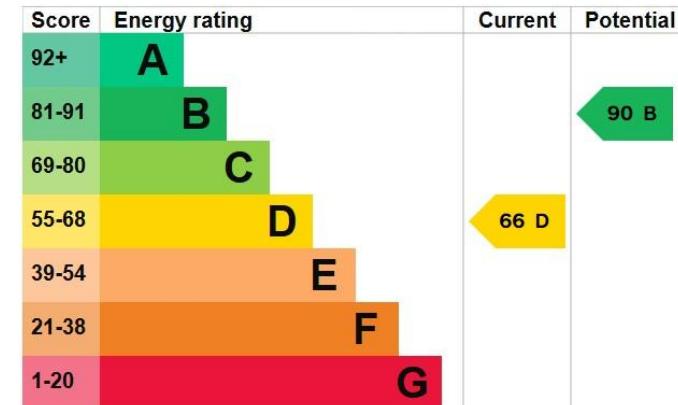
DETAILS  
Total area: 65.68 m<sup>2</sup>  
Living area: 55.29 m<sup>2</sup>  
Rooms: 2  
Rooms: 11



THIS FLOORPLAN IS PROVIDED WITHOUT  
WARRANTY OF ANY KIND, EXPRESS OR  
IMPLIED, INCLUDING BUT NOT LIMITED TO,  
THE IMPLIED WARRANTIES OF MERCHANTABILITY  
OR ACCURACY OF DIMENSIONS.

0.0 0.5 1.0 1.5 2.0m

1.63



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