



Dorothy Avenue
Sandiacre, Nottingham NG10 5LH

Guide Price £240,000 Freehold

A SURPRISINGLY SPACIOUS THREE
BEDROOM SEMI DETACHED HOUSE.



This family sized property benefits from two reception rooms, gas fired central heating served from a combination boiler and double glazed windows throughout.

Situated in this popular and convenient residential suburb, the property benefits from off-street parking for at least two vehicles to the front and particularly good sized rear gardens with a useful detached brick outbuilding/laundry room which could also make a great workshop.

Ideal for families and commuters alike as schools for all ages are within easy reach. There is a regular bus service linking Nottingham and Derby within walking distance, and Sandiacre enjoys a range of local shops and facilities including Lidl, Co-Op, doctors surgery and dentist. For those looking to commute further afield, the A52 linking Nottingham/Derby and Junction 25 of the M1 motorway can be found a short distance from the property.

This property was built larger than many on the street and therefore the size can only be appreciated once viewed.



ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor, understairs store cupboard housing the gas combination boiler (for central heating and hot water). Radiator.

LOUNGE

13'4" x 11'5" (4.08 x 3.48)

Open fireplace, radiator, double glazed bay window to the front.

DINING ROOM

13'5" x 11'4" (4.11 x 3.46)

Spacious and versatile room that can be used as a second sitting room and is open to a sun lounge.

SUN LOUNGE

8'1" x 6'4" (2.47 x 1.95)

Radiator and doors opening to the rear garden.

KITCHEN

15'5" x 5'5" increasing to 6'9" (4.7 x 1.66 increasing to 2.07)

Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with drainer. Gas cooker point, plumbing for washing machine/dishwasher and appliance space, radiator, double glazed window and door to the rear.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

13'5" x 11'0" (4.10 x 3.36)

Radiator, double glazed bay window to the front.

BEDROOM TWO

11'1" x 11'0" (3.38 x 3.36)

Radiator, double glazed window to the rear.

BEDROOM THREE

8'6" reducing to 6'7" x 5'11" (2.60 reducing to 2.02 x 1.82)

Radiator, double glazed window to the front.

FAMILY BATHROOM

7'9" x 5'11" (2.37 x 1.82)

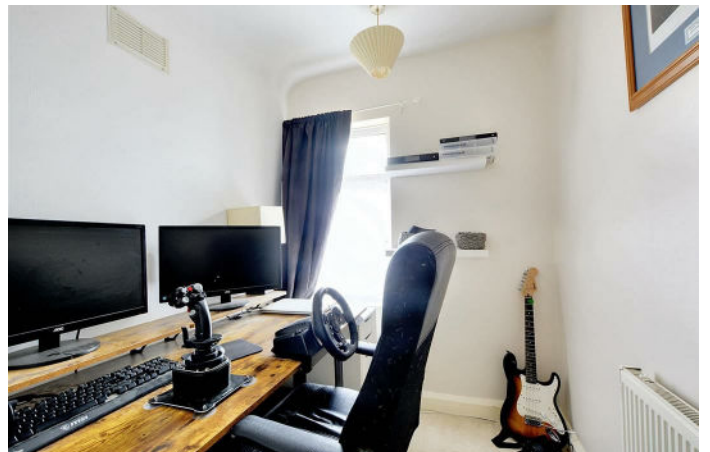
Three piece suite comprising wash hand basin, low flush WC, bath with thermostatically controlled shower over. Partially tiled walls, radiator, double glazed window.

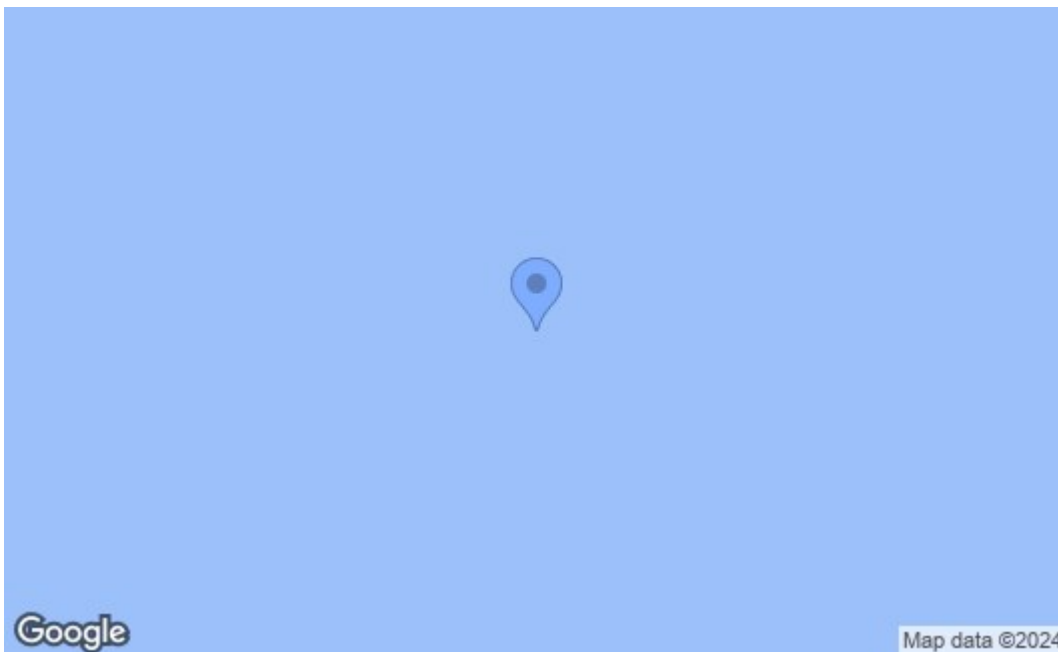
OUTSIDE

The property is set back from the road with a gravel driveway providing off-street parking for at least two vehicles. There is a pedestrian gate at the side of the property leading to the rear garden. The rear garden is a good size with patio area, section of garden laid to lawn, flanked with gravel borders, further gravel area at the foot of the plot. There is a useful brick built outbuilding which has light and power, and plumbing for washing machine, a versatile space which could be used as a laundry room, as well as a potential workshop, etc.

COUNCIL TAX

Erewash Borough Council Band B.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.