

# HoldenCopley

PREPARE TO BE MOVED

Sandfield Road, Arnold, Nottinghamshire NG5 6QA

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Guide Price £400,000



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GUIDE PRICE £400,000 - £425,000

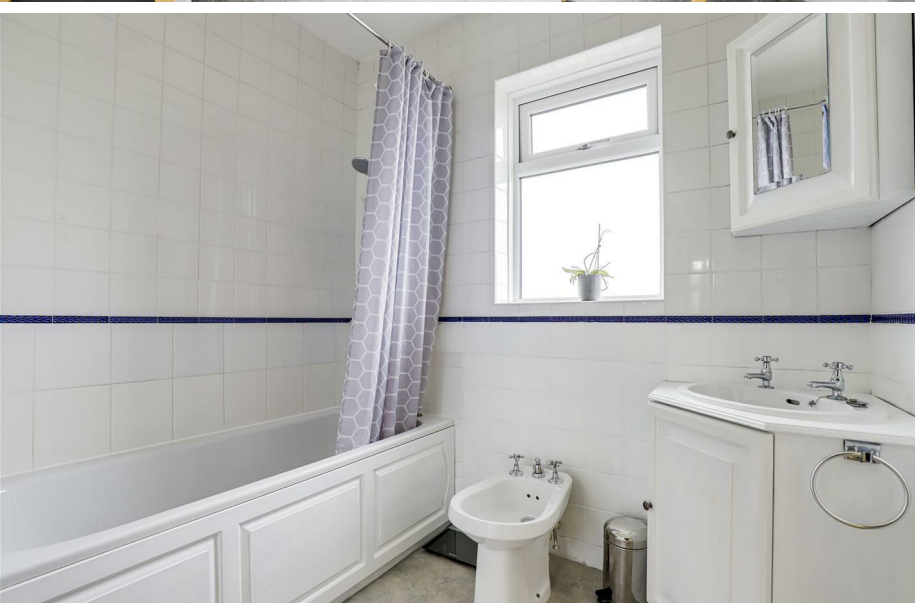
PERFECT FOR THE GROWING FAMILY...

An exquisite five bedroom detached house located in the charming neighbourhood of Arnold. This stunning property offers a wealth of space and a superb layout, perfect for modern family living. As you enter the house, you are greeted by a spacious hall that sets the tone for the rest of the home. On the ground floor, you will find an array of inviting living spaces, including a cosy living room where you can relax and unwind, a well-appointed kitchen equipped with modern appliances opening out into a delightful dining room for formal meals and a bright conservatory that bathes the space in natural light. Additionally, there is a family room that provides a versatile space to be used as a playroom, home office or entertainment area. A convenient W/C completes the ground floor facilities. Moving to the first floor, you will discover five generously proportioned bedrooms, each offering a peaceful retreat for family members. The well-designed layout ensures ample privacy and comfort for everyone. Accompanying the bedrooms, there is a stylish bathroom featuring modern fixtures and fittings, along with a separate W/C for added convenience. Externally, the property boasts a blocked paved driveway, providing off-street parking for up to three cars, along with direct access into a garage, ensuring both convenience and security. The rear of the property showcases a delightful lawned garden, perfect for outdoor activities and enjoying the sunshine. Additionally, there is a paved patio seating area, offering a wonderful space for al fresco dining or entertaining guests. Situated in Arnold, this property benefits from a sought-after location with excellent transport links, local amenities, and reputable schools within close proximity. The property also benefits from being recently refurbished including double glazed windows, composite entrance door, radiators/central heating and being rewired.

MUST BE VIEWED







- Detached House
- Five Bedrooms
- Three Reception Rooms
- Conservatory
- Kitchen
- Cellar
- Bathroom Suite & Two W/Cs
- Off Street Parking
- Garden
- Enclosed Rear Garden











## GROUND FLOOR

### Porch

The porch has tiled flooring, lighting and a composite door providing access into the accommodation.

### Hall

12'11" x 7'4" (3.95m x 2.26m)

The hall has Karndean flooring, a radiator, carpeted stairs to the first floor accommodation, a decorative ceiling rose and a composite door providing access into the accommodation.

### Living Room

11'5" x 13'1" (3.49m x 4.00m)

The living room has carpeted flooring, a TV point, a feature cast iron fireplace with tiled hearth, cornice to the ceiling, a vertical radiator and a UPVC double glazed window to the front elevation.

### Kitchen

8'8" x 14'6" (2.65m x 4.44m)

The kitchen has Karndean flooring, spot lights to the ceiling, access into the cellar, a range of wall, drawer and base units with worktops above, a UPVC double glazed window to the rear elevation, a sink and a half with a mixer tap, a vertical radiator and integrated appliances including a double oven, a washing machine, a dishwasher, a fridge freezer, a hob and an extractor hood above and open access into the dining room.

### Dining Room

11'8" x 11'5" (3.58m x 3.50m)

The dining room has Karndean flooring, a vertical radiator and bi-fold doors into the conservatory.

### Conservatory

7'7" x 11'4" (2.33m x 3.47m)

The conservatory has Karndean flooring, a radiator, a UPVC door to the side elevation and UPVC double glazed windows.

### Hall

2'9" x 8'8" (0.85m x 2.66m)

This space has Karndean flooring and provides access into the garage, family room and to the W/C.

### W/C

4'5" x 2'9" (1.37m x 0.86m)

This space has Karndean flooring, a heated towel rail, a wash basin with a tiled splashback, a low level W/C and an obscured UPVC double glazed window to the rear elevation.

### Family Room

15'6" x 7'3" (4.74m x 2.21m)

The family room has Karndean flooring, a vertical radiator, a UPVC door to the side elevation, a TV point and a UPVC double glazed window to the side elevation and a UPVC double glazed window to the rear elevation.

## LOWER GROUND FLOOR

### Cellar

14'9" x 7'6" (4.52m x 2.29m)

The cellar is dividing into separate spaces, houses the meters, has lighting and provides additional storage.

## FIRST FLOOR

### Landing

11'3" x 9'7" (3.43m x 2.94m)

The landing has carpeted flooring, access to the first floor accommodation and access into the boarded loft via a drop down ladder and has lighting.

### Master Bedroom

14'4" x 9'8" (4.39m x 2.96m)

The master bedroom has carpeted flooring, a radiator, cornice to the ceiling and a UPVC double glazed window to the front elevation.

### Bedroom Two

13'6" x 11'3" (4.12m x 3.43m)

The second bedroom has carpeted flooring, a dado rail, cornice to the ceiling, a feature cast iron fireplace with a tiled hearth, a radiator and a UPVC double glazed bay window to the front elevation.

### Bedroom Three

11'10" x 11'6" (3.61m x 3.51m)

The third bedroom has carpeted flooring, cornice to ceiling, a radiator and a UPVC double glazed window to the rear elevation.

### Bedroom Four

6'3" x 10'8" (1.93m x 3.26m)

The fourth bedroom has carpeted flooring, cornice to the ceiling, a radiator and a UPVC double glazed window to the rear elevation.

### Bedroom Five

7'8" x 7'5" (2.34m x 2.28m)

The fifth bedroom has carpeted flooring, cornice to the ceiling, a radiator and a UPVC double glazed window to the front elevation.

### Bathroom

7'4" x 5'8" (2.25m x 1.75m)

The bathroom has vinyl flooring, fully tiled walls, a corner vanity wash basin, a bidet, a bath with shower above, a chrome heated towel rail and an obscured UPVC double glazed window to the rear elevation.

### W/C

6'0" x 3'0" (1.85m x 0.92m)

This space has vinyl flooring, a radiator, a low level W/C and an obscured UPVC double glazed window to the rear elevation.

## OUTSIDE

### Front

To the front of the property there is a block paved driveway providing off street parking for three cars, walled and hedged boundaries and access into the garage.

### Rear

To the rear of the property there is an enclosed lawned garden, mature shrubs, trees, a raised paved patio seating area, an outside light, outside electric socket and water tap.

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

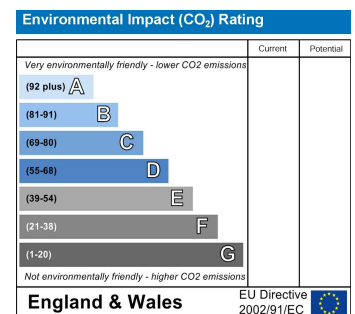
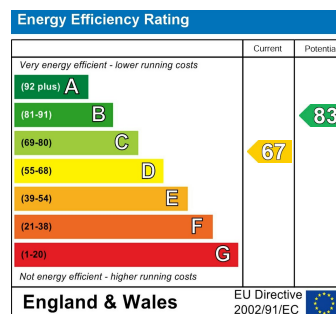
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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