

# HoldenCopley

PREPARE TO BE MOVED

Sandfield Road, Arnold, Nottinghamshire NG5 6QA

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**Guide Price £425,000**

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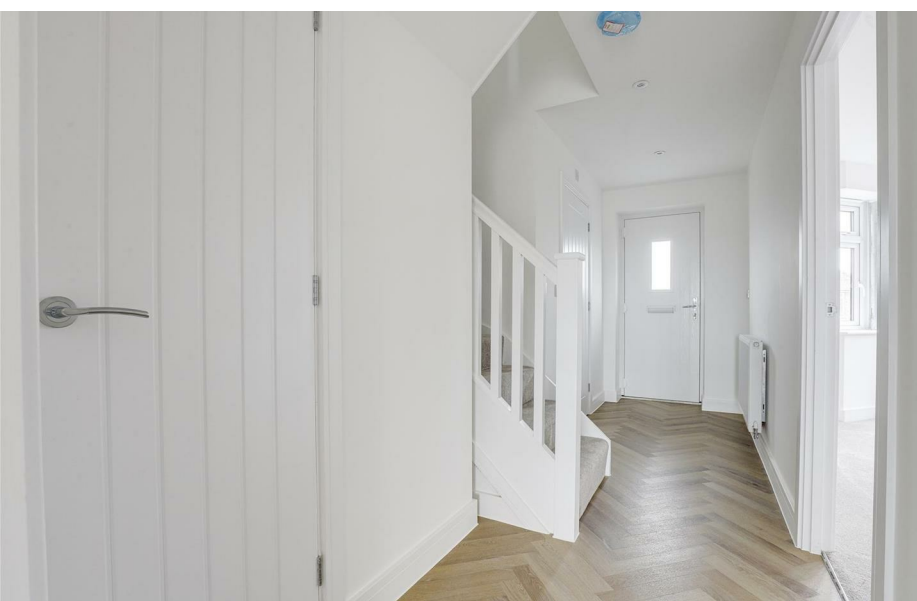
GUIDE PRICE - £425,000 - £450,000

DETACHED NEW BUILD...

This newly built four-bedroom detached house, constructed to an exceptional standard, offers spacious accommodation ideal for a growing family. Nestled in the highly sought-after Arnold area, this home benefits from its proximity to an array of local amenities, shops, excellent commuting links, and access to fantastic school catchments. Upon entering the property, you are greeted by an inviting entrance hall leading to a convenient W/C. The ground floor features a bay-fronted living room, perfect for relaxation and entertaining. The heart of the home is the modern fitted kitchen, which is open plan to a dining room. This space is further enhanced by bi-folding doors that open onto the rear patio, seamlessly blending indoor and outdoor living. A utility room adds to the practicality of this superb home. The first floor accommodates four generously sized bedrooms, providing ample space for family members or guests. The master bedroom boasts an en-suite bathroom, offering a private retreat, while the remaining bedrooms are serviced by a stylish family bathroom suite. Externally, the property offers a block-paved front garden and a fantastic-sized rear garden, ideal for outdoor activities and gatherings. Additionally, off-road parking will be available, adding to the convenience of this exceptional family home along with benefiting from new solar panels with a 25-year warranty.

MUST BE VIEWED





- New Build Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen With Separate Utility Room
- Open Plan Dining Area Featuring Bi-Folding Doors
- Two Bathrooms & Ground Floor W/C
- Off-Road Parking Will Be Available
- Owned Solar Panels With 25-Year Warranty
- Sought-After Location
- Must Be Viewed









## GROUND FLOOR

### Entrance Hall

The entrance hall has Herringbone flooring, a radiator, recessed spotlights, carpeted stairs, an in-built under stair cupboard, and a single composite door providing access into the accommodation.

### W/C

6'10" x 3'1" (2.09m x 0.95m)

This space has a low level dual flush W/C, a wash basin with tiled splashback, Herringbone flooring, a radiator, a wall-mounted consumer unit, and a UPVC double-glazed window to the front elevation.

### Living Room

17'1" into bay x 10'2" (5.21m into bay x 3.12m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, two radiators, and a TV point.

### Kitchen Diner

23'5" x 18'4" (7.14m x 5.61m)

The kitchen has a range of fitted base and wall units with a wrap-around worktop and breakfast bar, an undermount sink with a swan neck mixer tap, an integrated oven with a four ring gas hob and extractor fan, an integrated dishwasher, space for various appliances, Herringbone flooring, recessed spotlights, two radiators, a TV point, and bi-folding doors opening out to the garden.

### Utility Room

7'3" x 4'5" (2.22m x 1.36m)

The utility room has fitted base and wall units with worktops, an undermount sink with draining grooves, space and plumbing for a washing machine, space for a tumble-dryer, a radiator, Herringbone flooring, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

15'4" into bay x 10'4" (4.69m into bay x 3.15m)

The first bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, and access into the en-suite.

### En-Suite

6'7" x 3'4" (2.03m x 1.04m)

The en-suite has a low level dual flush W/C, a vanity unit wash basin with fitted storage, a shower enclosure with an overhead rainfall shower, floor to ceiling tiles, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

11'10" x 8'11" (3.62m x 2.74m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bedroom Three

9'1" x 8'5" (2.78m x 2.59m)

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

### Bedroom Four

7'9" x 6'10" (2.38m x 2.10m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

### Bathroom

7'7" x 5'6" (2.32m x 1.68m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, an electrical shaving point, a panelled bath with a wall-mounted Triton Aspirante electric shower fixture and a shower screen, floor to ceiling tiles, a matte black heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

## Front

To the front of the property is a block-paved garden with fence panelled boundaries.

## Rear

To the rear of the property is a garden with a patio area, courtesy lighting, external power sockets, fence panelled boundaries, and access for off-road parking.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Mostly good coverage for 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply -

Septic Tank – No

Sewage – Mains Supply -

Flood Risk – Very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band TBC - New Build Rates

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.

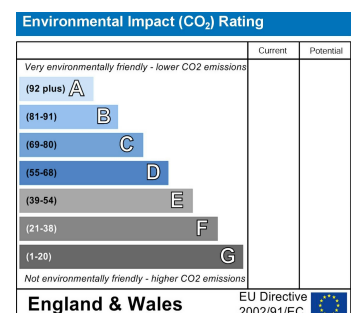
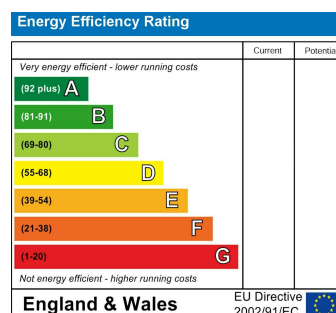
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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