

HoldenCopley

PREPARE TO BE MOVED

Sandfield Road, Arnold, Nottinghamshire NG5 6QA

Guide Price £350,000 - £370,000

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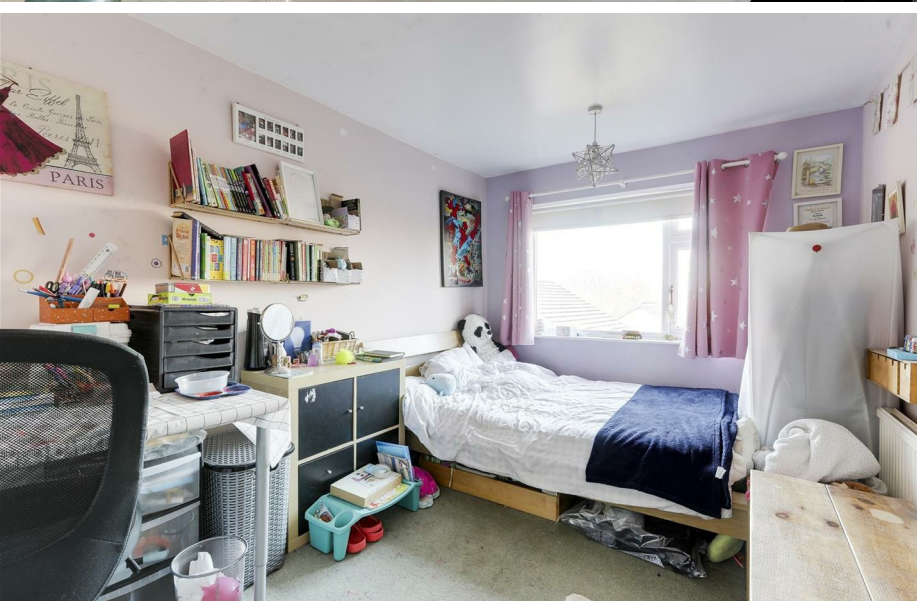
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DETACHED FAMILY HOME...

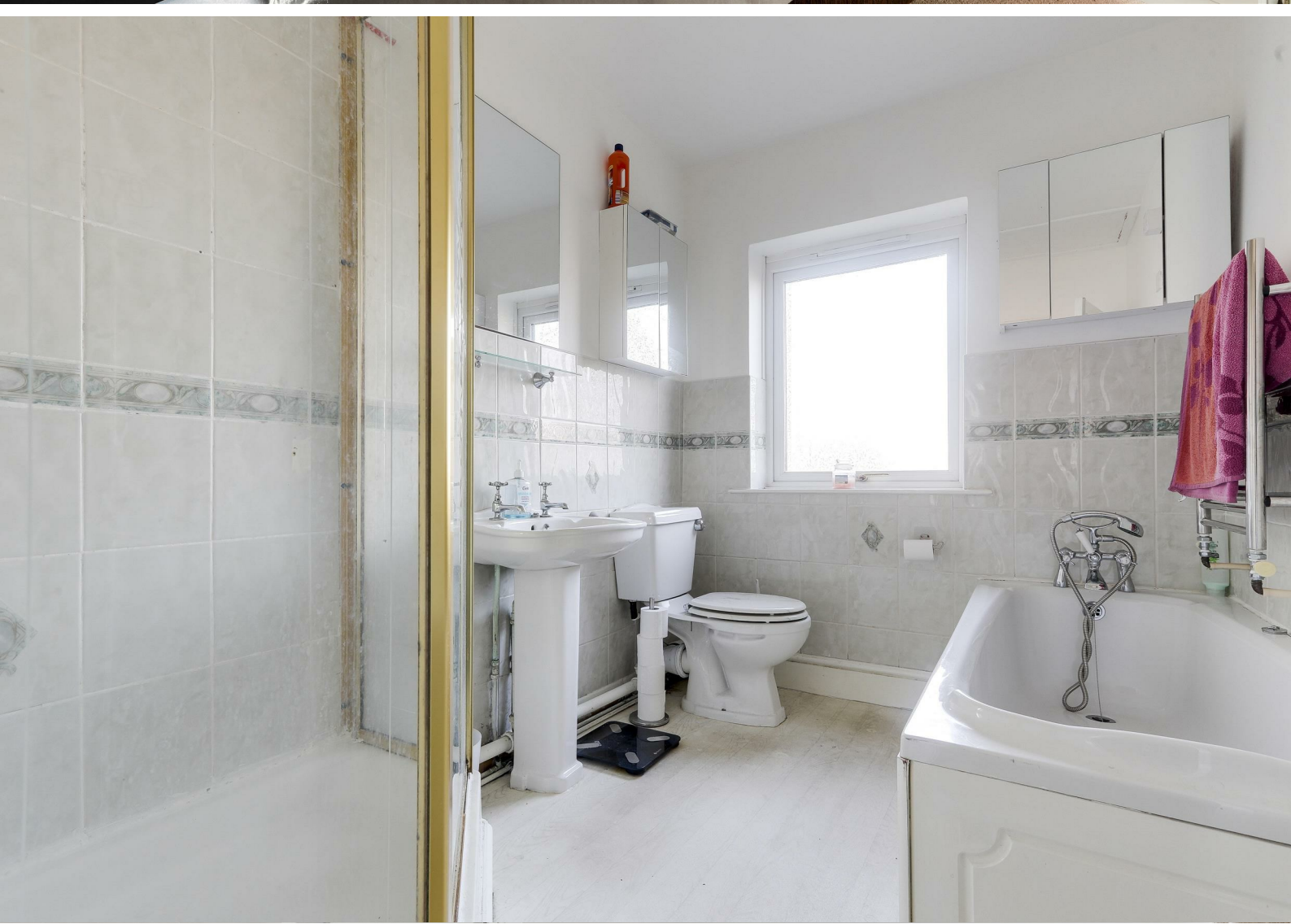
This spacious five-bedroom detached house is perfect for a family buyer, offering a comfortable and versatile living space in a sought-after location. Situated within close proximity to a variety of local amenities, including shops, excellent transport links, and great school catchments, this property is ideally placed for convenience and practicality. The basement features four cellar spaces, providing ample storage. The ground floor boasts a porch and hallway, leading to a bay-fronted dining room, a cozy living room, and a modern fitted kitchen, making it perfect for family gatherings. On the first floor, you'll find five generously sized bedrooms, a four-piece bathroom suite, and a separate shower room. To the front, there is a driveway with space for three vehicles. The rear garden offers a lovely outdoor space, complete with a patio, lawn, mature shrubs and trees, and a decked seating area, ideal for relaxation and outdoor entertainment. With its spacious layout, family-friendly features, and desirable location, this property presents a fantastic opportunity for those looking to create a forever home.

MUST BE VIEWED





- Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Four Piece Bathroom Suite & Shower Room
- Cellar
- Driveway
- Private Enclosed Rear Garden
- Popular Location
- Must Be Viewed





BASEMENT

Cellar
6'10" × 3'6" (2.09 × 1.07)
The cellar has shelving.

Cellar
8'10" × 6'6" (2.71 × 2.00)
The cellar has shelving and lighting.

Cellar
12'7" × 5'8" (3.86 × 1.74)
The cellar has a window, shelving and power points.

Cellar
12'7" × 5'7" (3.86 × 1.72)
The cellar has a window, shelving, lighting and power points.

GROUND FLOOR

Porch
6'7" × 5'4" (2.02 × 1.63)
The porch has UPVC triple-glazed windows to the front and side elevations and a single UPVC door providing access into the accommodation.

Hallway
13'10" × 6'6" (4.23 × 1.99)
The hallway has UPVC triple-glazed windows, a single UPVC door with a stained glass insert, laminate flooring, carpeted stairs, a radiator and access down to the cellar.

Dining Room
13'9" × 11'8" (4.21 × 3.56)
The dining room has a UPVC triple-glazed bay window to the front elevation, laminate flooring, a radiator, a feature fireplace with a decorative surround and wall-mounted light fixtures.

Living Room
12'6" × 11'8" (3.83 × 3.56)
The living room has a UPVC triple-glazed window to the rear elevation, laminate flooring, a radiator, an inset fireplace and a serving hatch to the kitchen.

Kitchen
16'1" × 12'10" (4.91 × 3.92)
The kitchen has a range of fitted shaker style base and wall units with worktops and a breakfast bar, a range cooker with an extractor hood, an integrated dishwasher and fridge-freezer, a sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and tumble dryer, laminate flooring, a radiator, UPVC triple-glazed windows to the rear and side elevations and a single UPVC door providing access out to the garden.

FIRST FLOOR

Landing
7'10" × 7'7" (2.40 × 2.33)
The landing has carpeted flooring and provides access to the first floor accommodation.

Master Bedroom
12'5" × 11'8" (3.81 × 3.56)
The main bedroom has a UPVC triple-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Two
11'10" × 10'4" (3.63 × 3.17)
The second bedroom has a UPVC triple-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Three
12'9" × 8'9" (3.89 × 2.68)
The third bedroom has a UPVC triple-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Four
9'2" × 8'10" (2.80 × 2.71)
The fourth bedroom has a UPVC triple-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Five
7'10" × 7'8" (2.39 × 2.35)
The fifth bedroom has a UPVC triple-glazed window to the front elevation, carpeted flooring and a radiator.

Shower Room
5'10" × 5'6" (1.79 × 1.69)
The shower room has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, laminate flooring, a heated towel rail, partially tiled walls and a UPVC triple-glazed obscure window to the side elevation.

Bathroom
8'7" × 6'5" (2.64 × 1.96)
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with a hand-held shower, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, laminate flooring, a heated towel rail, partially tiled walls, access into the boarded loft via a drop-down ladder and a UPVC triple-glazed obscure window to the rear elevation.

OUTSIDE

Front
To the front is a block paved driveway, a garden with a lawn and mature shrubs and a single wooden gate providing rear access.

Rear
To the rear is a private tiered garden with a fence panelled boundary, an outdoor power socket, a patio, a lawn, mature shrubs and trees and a decked seating area.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
Phone Signal – All 4G & 5G & some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very Low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – Unable to brew alcohol on side part of premises
Other Material Issues – No

DISCLAIMER
The vendor has informed us that the property has been extended and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

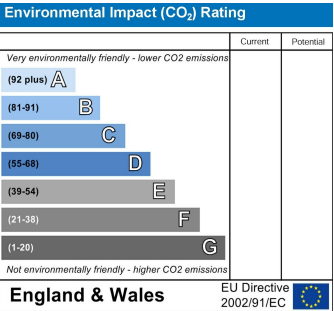
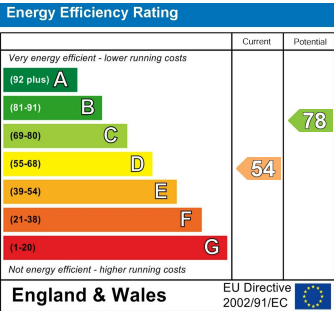
Council Tax Band Rating - Gedling Borough Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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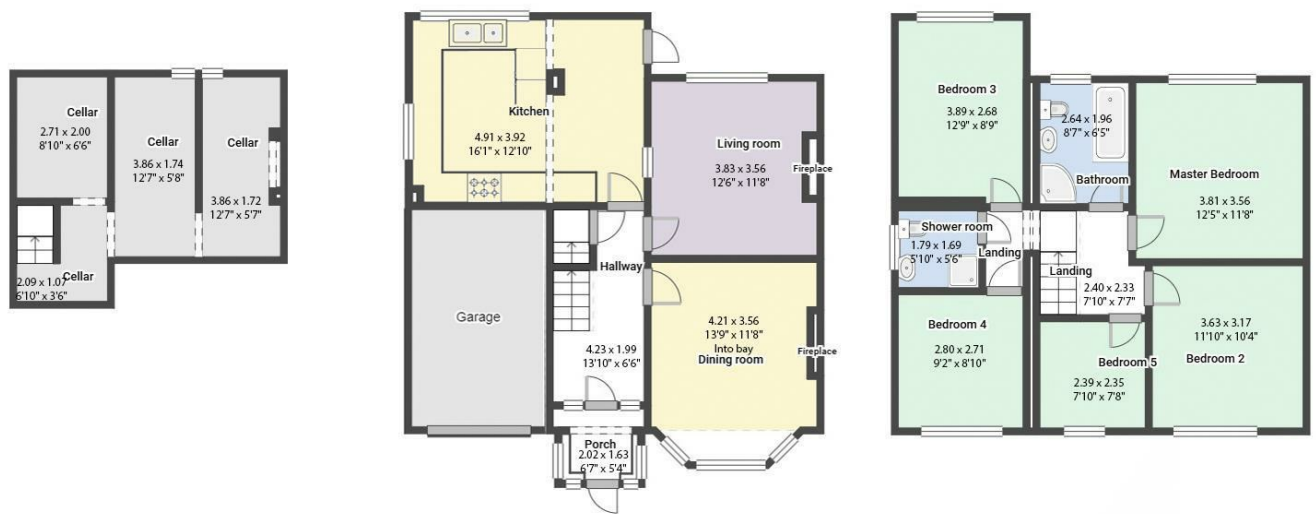
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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