



£345,000

SANDFIELD ROAD | ARNOLD | NOTTINGHAM | NG5 6QB

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ESTATE AGENTS



GENEROUS PROPORTIONS... Introducing to the market is this four-bedroom detached family home, positioned on Sandfield Road in Arnold. The potential this house holds is immense, let's take a look inside...

The ground floor boasts three spacious reception rooms, providing ample space for both relaxation and entertainment. Whether you desire a formal dining room, a cosy lounge, or perhaps a study, the possibilities are endless with these versatile rooms. One of these rooms is complemented by sliding doors, creating a seamless transition to the rear garden. The kitchen comes complete with a range of gloss cabinets, ample worktop surfaces, built in pantry and all essential appliances. Finally, there is a handy downstairs WC for added convenience.

Upstairs presents you with four well-sized bedrooms, two of which benefit from recessed wardrobes and one with built in wardrobes. Completing the property is a three piece bathroom with a shower, perfect for the whole family.

Outside of the residence you will be greeted with a stunning rear garden which is mainly laid to lawn along with a patio seating area and fence/hedge surround, creating a private and enclosed space to enjoy all year round. The front offers a private driveway and a larger than average garage allowing for ample off road parking for multiple vehicles!

Don't miss out on this exciting opportunity. Call now to arrange a viewing!







#### Porch

With access to the main hallway.

#### Hallway

With access to;

#### WC

Fitted with a low flush WC and hand wash basin and a window to the front elevation.

#### Living Room 12'0" x 13'1"

Spacious room with a feature fireplace and a window to the front elevation.

#### Dining Room 9'9" x 11'3"

Versatile reception room with a window to the rear elevation.

#### Kitchen 8'4" x 13'6"

Complete with a range of gloss wall and base cabinets, inset sink and drainer, integrated appliances and decorative splashback tiles. Luxury of a recessed built in pantry.

#### Sitting Room 10'10" x 11'6"

Light and airy reception room fitted with a window to the side and sliding doors to the rear garden.

#### Landing

Storage cupboards, window to the rear and leading access to;

#### Bedroom One 10'9" x 12'0"

With carpeted flooring, central heating radiator, recessed double built in wardrobes and dressing table and a window to the front elevation.

#### Bedroom Two 10'0" x 11'1"

With carpeted flooring, central heating radiator, two recessed in wardrobes and a window to the rear elevation.

#### Bedroom Three 7'5" x 14'6"

With carpeted flooring, large corner built in wardrobe, central heating radiator and a window to the front elevation.



#### Bedroom Four 7'5" x 9'4"

With carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 5'3" x 7'1"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an electric shower. With a window to the rear elevation.

#### Garage 7'10" x 21'11"

Accessible from the front elevation with access to a storage cupboard and a door to the rear leading into the sitting room.

#### Outside

Low maintenance frontage with a private driveway and garage for multiple cars. The rear garden has a well established lawn, patio seating area along with hedges and fence surround offering a degree of privacy. This property also benefits from a fitted alarm system.



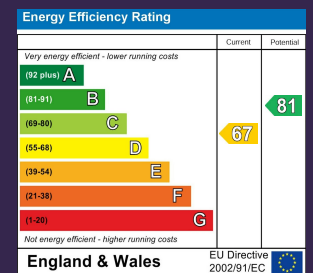






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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