



**DavidJames**  
the estate agent

**Sandfield Road, Arnold, Nottingham, NG5 6QJ**

**Guide Price £375,000**

# About This Property

GUIDE PRICE £375,000 - £400,000 Offered to the market with no upward chain, this immaculately-presented and extended detached family home is a true gem and a testament to the current owners! Renovated throughout, works have included a full electrical rewire, a new roof, replastering and redecoration, new floor coverings and windows along with the installation of new boiler. Located in a prime spot close to the heart of Arnold, this property offers easy access to local amenities, schools, buses and Arnot Hill Park, which is just a short stroll away.

The home greets you with a welcoming entrance hall, leading to a bright and spacious lounge. The dining kitchen is a standout feature, boasting bi-fold doors that open to the garden, creating an expansive entertaining area that seamlessly integrates indoor and outdoor spaces. The kitchen is equipped with a comprehensive range of modern handleless units and integrated appliances, including an electric oven, combi microwave, induction hob with extractor, dishwasher, washing machine, two wine coolers and a Quooker tap offering instant boiling, sparkling, and filtered water. Additionally, the ground floor benefits from a WC and underfloor heating, adding to the home's comfort.

Upstairs comprises three bedrooms, two of which include fitted wardrobes, serviced by a superb modern bathroom featuring a four-piece suite with vanity storage and a separate shower cubicle equipped with a rainfall-style showerhead.

The residence is further enhanced by mains-wired smoke alarms, a burglar alarm system and smart thermostats, allowing for remote central heating control via an app.

Externally, the property enjoys a beautiful south-easterly facing rear garden, mainly lawned and equipped with external sockets and a shed alongside a paved patio area which provides plenty of space for garden furniture. The driveway provides off-street parking and leads to a handy garage with a roller shutter door, completing this exceptional family home!



- Extended detached family home with no upward chain
- Meticulously renovated by the current owners
- Prime Arnold location close to amenities, schools and Arnot Hill Park
- Bright and spacious lounge
- Stunning dining kitchen with bi-fold doors and integrated appliances
- Underfloor heating throughout the ground floor accommodation
- Three bedrooms (two with fitted wardrobes)
- Modern bathroom with a separate shower cubicle
- Fantastic south-easterly facing lawned garden with a feature patio area
- Driveway and garage providing off-street parking







Floor 0



Floor 1

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**Approximate total area<sup>(1)</sup>**

109.18 m<sup>2</sup>  
1175.21 ft<sup>2</sup>

**Reduced headroom**

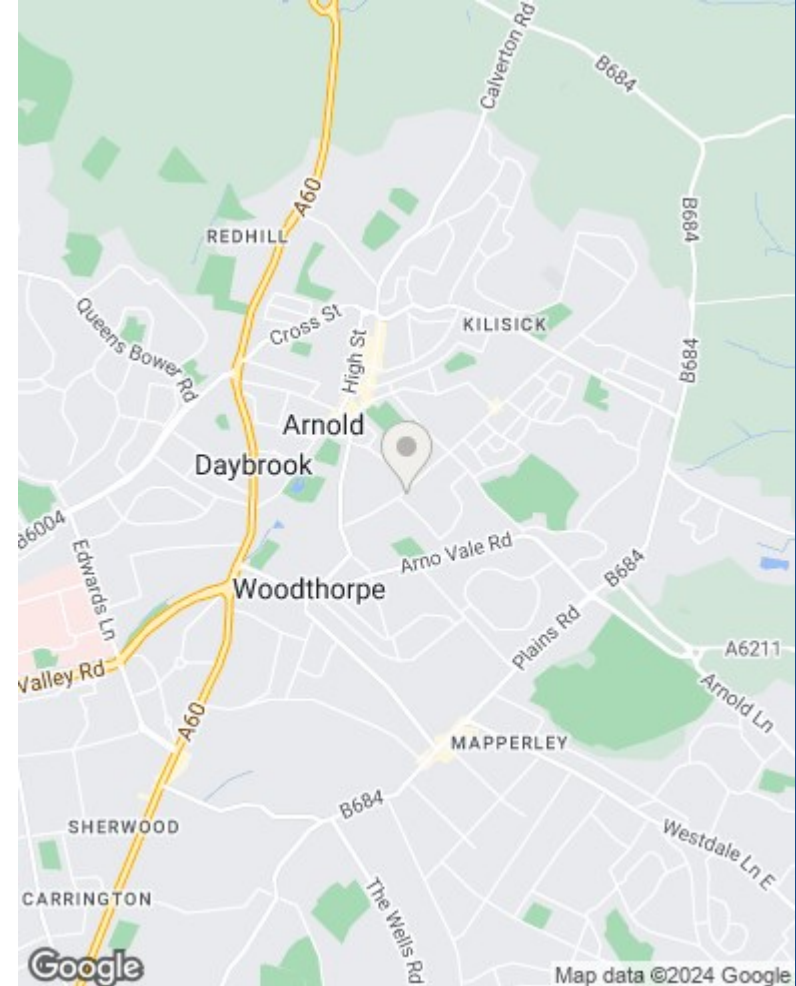
0.88 m<sup>2</sup>  
9.45 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: D**  
**Gedling Borough Council**  
**Freehold**

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**The Property Ombudsman**