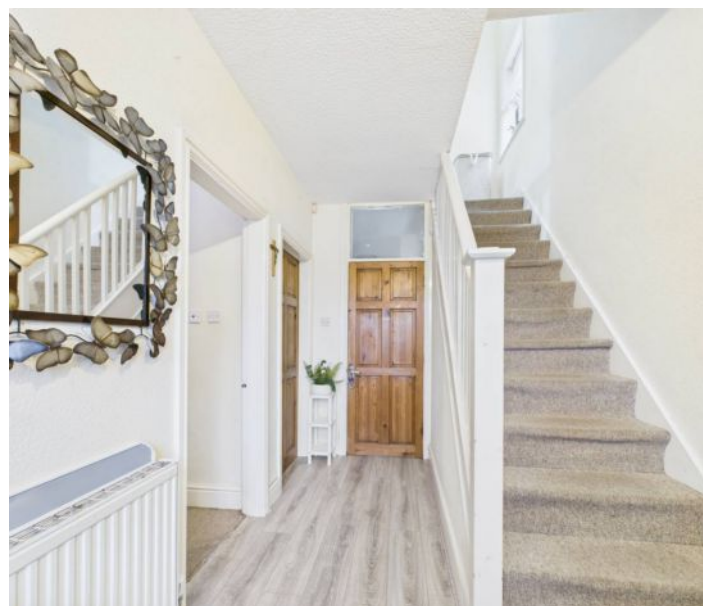




90 Sandfield Road, Arnold – NG5 6QJ

Guide Price **£400,000**

DavidJames
the estate agent



90 Sandfield Road

Arnold, Nottingham

Extended detached family home within easy reach of Arnold's amenities, popular schools & Arnot Hill Park! Offering 2 reception spaces, an open plan dining kitchen, en-suite & bathroom plus parking!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

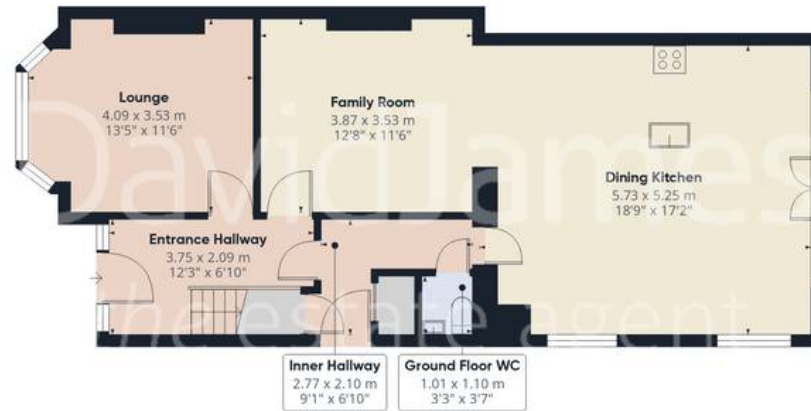
- Extended detached family home
- Ideally positioned for access to Arnold's amenities, popular schools, buses and Arnot Hill Park
- Generous accommodation set over three-storeys (plus useful basement space)
- Welcoming entrance hall and a convenient downstairs WC
- Two receptions (sitting room and separate family area)
- Fantastic open plan family dining kitchen with a feature island, integrated appliances and French doors
- Four bedrooms (main bedroom with en-suite shower room)
- First floor three-piece family bathroom
- Low-maintenance southerly-facing rear garden with decked patio seating space
- Multi-vehicle driveway and a large detached garage/workshop







Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

171.5 m²

1845 ft²

Reduced headroom

3.9 m²

42 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.