



Oakamoor, 31 Sandfield Road, Arnold,  
Nottingham, Nottinghamshire, NG5 6QA

£475,000

Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Extended Detached House
- Ground floor Bedroom & En Suite Wet Room
- Two Reception Rooms
- Large Detached Garage
- Rear Garden with Substantial Decked Patio
- Rear 2 storey extension
- Five Bedrooms (4 Doubles)
- Spacious Open Plan Kitchen/Diner
- Walled Frontage & Block Paved Driveway
- Lovely Distant Rear Views

An extended five bedroom detached family house with a large detached garage in a highly favourable suburban location close to excellent local facilities.

The property was built circa 1936 as a three bedroom house has been significantly extended by our clients in 2014 to the rear to the ground and first floor levels creating a spacious and versatile five bedroom family home.

The ground floor living accommodation comprises an entrance porch, dining room with inglenook fireplace, lounge, open plan kitchen/diner with integrated appliances and a pantry, a spacious fifth bedroom and an en suite wet room. The first floor landing leads to a master bedroom with walk-in wardrobe, three further bedrooms and a bathroom. The property has gas central heating with underfloor heating to the kitchen, fifth bedroom and en suite wet room.

## OUTSIDE

The property stands back from the road behind a walled boundary frontage with a wide block paved driveway which leads to a large detached garage. There is a raised sleeper gravel bed to the right hand side and a useful storage area to the side of the garage. The front garden is laid to lawn with a low rockery boundary with bark chippings which extends across the width of the walled frontage. A pathway leads across the front of the house to the main entrance door and low maintenance slate chippings garden area beyond with gated access and decked path providing access to the rear garden. There is a decked pathway to the other side of the house with gated access leading to the side and rear of the property which has access to the garage and utility shed with WC. Beyond here, there is a wide decked area and path which leads round to the rear garden. To the rear of the property, there is a substantial decked patio on two levels with modern glass and stainless steel handrails. There is ample seating space which enjoys elevated views over the garden and beyond. Steps from the main decked patio lead down to the lower level with steps leading to a lawn flanked by paths and established hedgerow and laurel boundaries on both sides which leads to the end of the garden where there is a shed and further lawns and a path beyond.

A TRADITIONAL STYLE COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE PORCH

7'11" x 2'10" (2.41m x 0.86m)

With oak flooring, two original stained glass windowpane features to the front elevation and connecting door through to the:

## DINING ROOM

14'1" into bay x 13'7" into inglenook fireplace (4.29m into bay x 4.14m into inglenook fireplace)

Having a substantial inglenook brick fireplace with inset open fire, tiled hearth, tiled display area, inset lighting and two original stained glass windowpane features. Radiator, original solid oak floor and double glazed bay window to the front elevation.

## LOUNGE

14'4" into bay x 12'5" (4.37m into bay x 3.78m)

Having a stone effect inset gas fire with granite hearth and modern wood surround. Radiator, engineered oak floor, coving to ceiling, double glazed bay window to the front elevation.

## OPEN PLAN KITCHEN/DINER

18'10" x 16'6" (5.74m x 5.03m)

A superb open plan family living kitchen, having a range of modern high gloss white cabinets, comprising wall cupboards, base units and drawers, including pan drawers complemented by black granite work surfaces and matching upstands. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated Neff cooking appliances include two ovens (one with hide and slide door), a warming drawer, induction hob and stainless steel extractor hood above. Integrated dishwasher. There is a large, low level island providing seating area with matching high gloss cabinets comprising drawers and black granite work surfaces. Space for an American style fridge freezer. Cupboard housing a Worcester Bosch gas central heating boiler. Pantry cupboard with ample shelving, light point and oak flooring. Engineered oak flooring, underfloor heating, ample ceiling spotlights, 10ft vaulted ceiling to main kitchen area with large velux roof window to the rear elevation and two double glazed windows to the rear elevation with granite windowsills affording lovely distant views of St Paul's Church and beyond. Obscure UPVC double glazed side entrance door.

## BEDROOM 5/RECEPTION ROOM

14'9" x 11'6" (4.50m x 3.51m)

A spacious fifth bedroom, having fitted wardrobes with hanging rails and shelving. Engineered oak flooring, underfloor heating with individual thermostat control pad and double glazed patio door leading out onto the rear decked patio affording lovely distant views.

## EN SUITE WET ROOM

10'11" x 6'9" (3.33m x 2.06m)

Having a wide, walk in shower area with Mira electric shower. Modern Laufen sanitaryware to include a wall hung wash hand basin with chrome mixer tap. Low flush WC. Five ceiling spotlights, shaver point, underfloor heating with individual thermostat control pad, extractor fan and obscure double glazed window to the side elevation.

## FIRST FLOOR LANDING

With radiator, loft hatch and obscure double glazed window to the side elevation.

### MASTER BEDROOM 1

12'5" x 11'8" (3.78m x 3.56m)

A spacious double bedroom with walk-in wardrobe, radiator, coving to ceiling and double glazed window to the front elevation.

### WALK-IN WARDROBE

7'10" x 4'10" (2.39m x 1.47m)

Having extensive, open fitted furniture with double hanging rails and shelving. Radiator and three ceiling spotlights.

### BEDROOM 2

11'4" x 11'3" (3.45m x 3.43m)

A second double bedroom. having fitted wardrobes with hanging rails and shelving. Radiator, coving to ceiling and double glazed window to the front elevation.

### BEDROOM 3

11'8" x 10'11" (3.56m x 3.33m)

A third good sized double bedroom, having fitted wardrobes with hanging rails and shelving. Radiator, coving to ceiling and double glazed window to the rear elevation affording the best of the open views.

### BEDROOM 4

8'11" x 7'9" (2.72m x 2.36m)

With radiator and double glazed window to the rear elevation affording the best of the open views.

### SHOWER ROOM

8'6" x 7'3" (2.59m x 2.21m)

Having a modern three piece white suite with chrome fittings comprising a double width shower enclosure with rainfall shower plus additional shower attachment. Large vanity unit across one wall with inset sink with mixer tap, work surfaces and storage cupboards and drawers beneath. Low flush WC with enclosed cistern. Radiator, tiled effect vinyl flooring, four ceiling spotlights, extractor fan, shaver point, part tiled walls and two obscure double glazed windows to the rear elevation.

### DETACHED GARAGE

21'2" x 12'0" (6.45m x 3.66m)

A large, brick built and fully insulated double skin garage beneath a pitched insulated roof and floor. Three LED light points, workshop area with ample double power points, remote controlled electric up and over door and UPVC rear door.

### SHED/UTILITY

12'9" x 7'1" (3.89m x 2.16m)

Equipped with power and light. Having wall and base units, stainless steel sink with drainer. Plumbing for a washing machine and space for a tumble dryer. Low flush WC. Window to the side elevation.

### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

### TENURE DETAILS

The property is freehold with vacant possession upon completion.

### SERVICES DETAILS

All mains services are connected.

### MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.









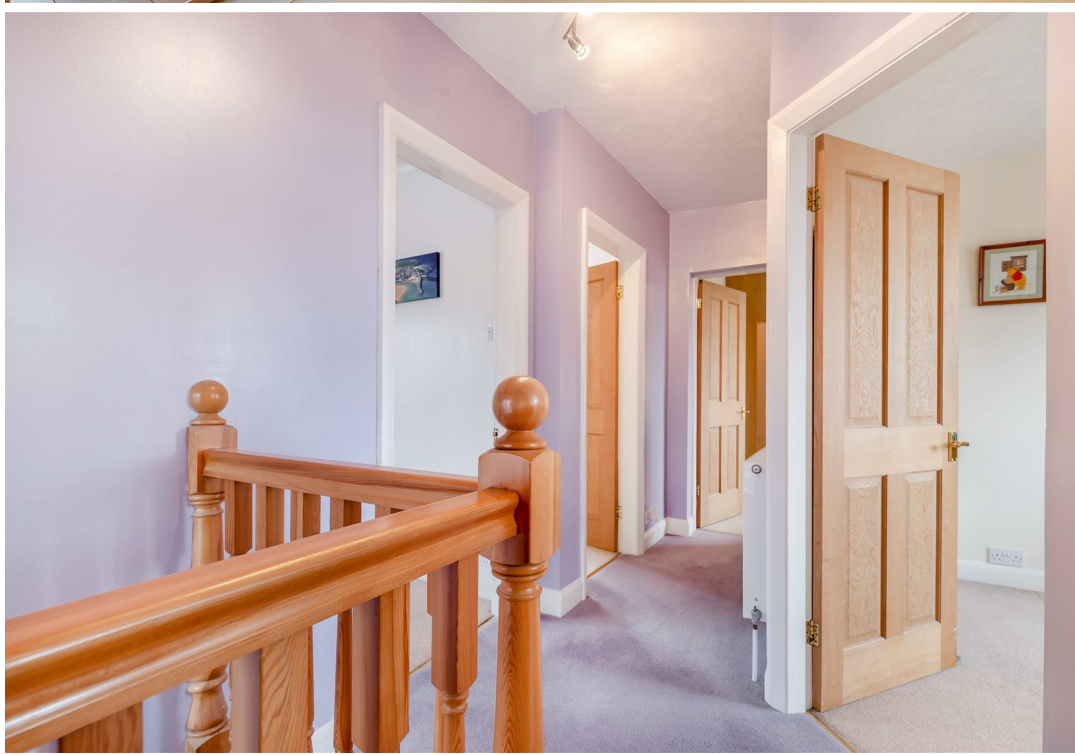


























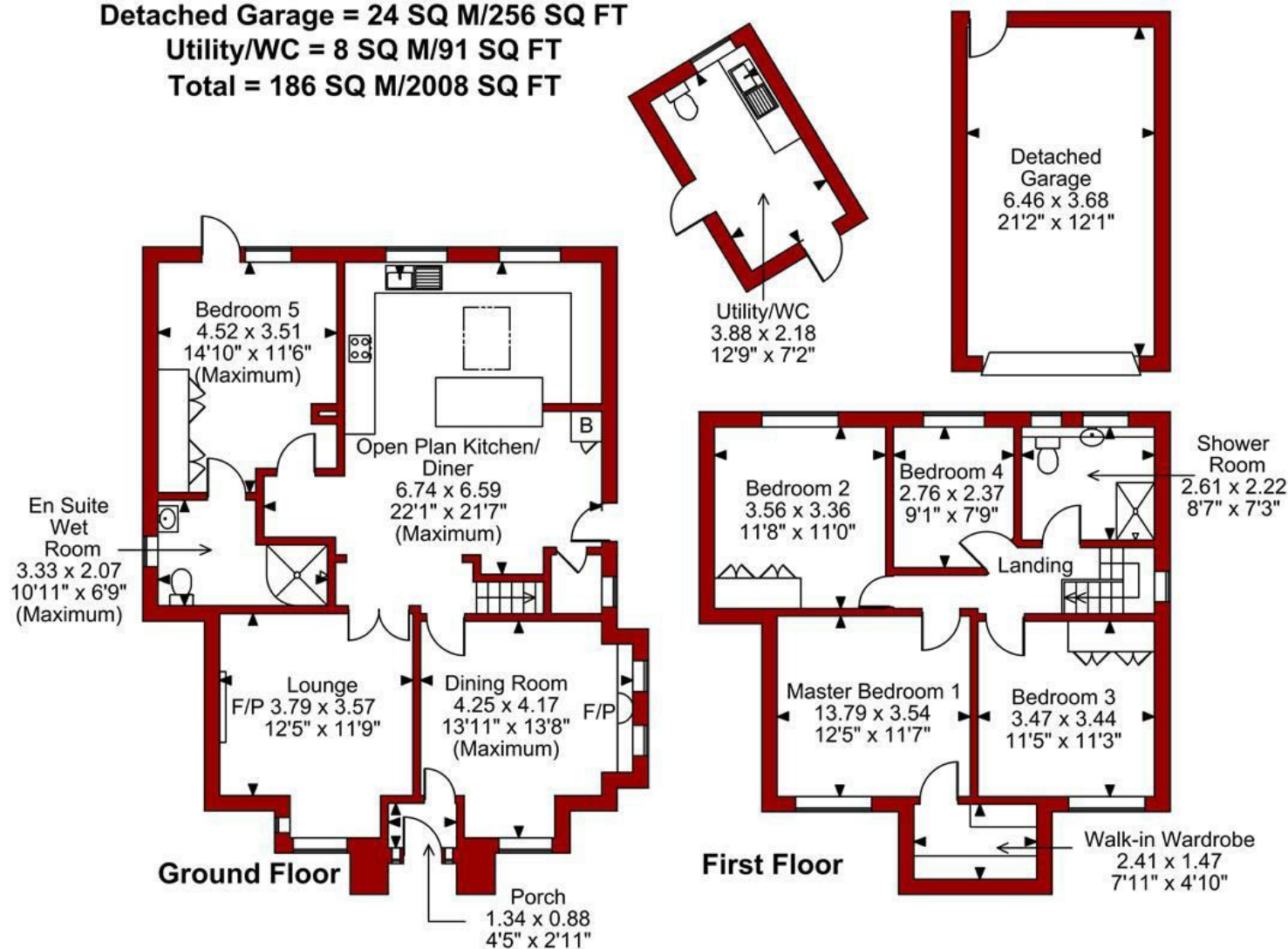








**Sandfield Road, Arnold**  
**Approximate Gross Internal Area**  
**Main House = 154 SQ M/1661 SQ FT**  
**Detached Garage = 24 SQ M/256 SQ FT**  
**Utility/WC = 8 SQ M/91 SQ FT**  
**Total = 186 SQ M/2008 SQ FT**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



**RICS**



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