



44 Sandfield Road, Arnold – NG5 6QB

Guide Price **£650,000**

DavidJames
the estate agent



44 Sandfield Road

Arnold, Nottingham

GUIDE PRICE £650,000 - £700,000 Impressive substantial period home with 5 beds, 3 reception rooms, southerly rear garden, driveway & garage. Ideal for families or multi-generational living close to local amenities, schools & parks!

Council Tax band: E

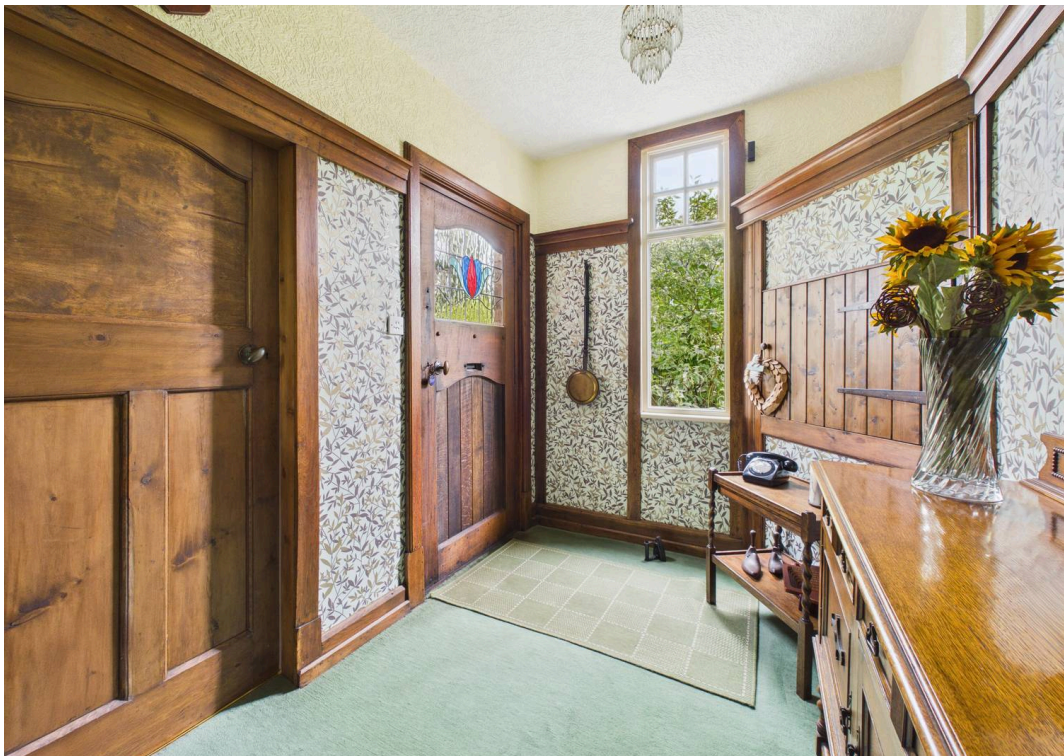
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Impressive period home
- Well-connected setting close to amenities, schools, parks and bus links
- Stunning entrance hallway showcasing charming period character features
- Spacious breakfast kitchen with bay window and extensive cellar storage
- Spectacular lounge featuring fireplace, decorative oak panelling and rear garden outlook
- Two additional spacious reception rooms (ideal for dining, working and relaxing)
- Generous arrangement of five double bedrooms with additional landing/study area
- Spacious traditional family bathroom and separate ground floor shower room
- Beautiful southerly-facing rear garden with traditional covered veranda, mature planting and lawn
- Mature planted front garden, off-street parking to the side and a detached garage to the front







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

319.6 m²
3440 ft²

Reduced headroom

9.6 m²
104 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.

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