



59 Sandfield Road, Arnold – NG5 6QA

Guide Price **£290,000**



59 Sandfield Road

Arnold, Nottingham

Stunning and charming 2 bed cottage with character features, large open-plan living dining kitchen, conservatory, landscaped gardens, detached garage and 2 off-street parking spaces!

Council Tax band: C

Tenure: Freehold

- Beautifully-presented and charming cottage
- Tucked away in a private courtyard setting whilst close to amenities and transport links
- Characterful open-plan living kitchen with distinct zones for cooking, dining and relaxing
- Exposed beams, solid oak flooring and a feature solid-fuel burner
- Conservatory accessed via French doors providing additional versatile reception space
- Shaker-style kitchen with timber worktops, breakfast bar and integrated cooking appliances
- Two double bedrooms (both featuring vaulted ceilings)
- Modern bathroom with a three-piece suite and splashback tiling
- Beautifully landscaped and low-maintenance garden with an additional outdoor area to the rear
- Detached garage and two additional off-street parking areas









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

88.8 m²
957 ft²

Reduced headroom

0.4 m²
5 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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