



Plot 1 - 4 bed detached

Plot 2 - 3 bed semi-detached

Plot 3 - 3 bed semi-detached



CREATIVE ARCHITECTURAL CONSULTANTS



TEL : 0115 9679350  
MOBILE : 0797 4486315

49 Sandfield Road, Arnold, NG5 6QA

£650,000





Proposed Street scene from Sandfield Road



Proposed Street scene from Carmel Gardens

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Rev C - Revised Elevations 09.03.21

# 49 Sandfield Road Arnold, NG5 6QA

- Development opportunity
- Existing three bedroom detached
- 2 x new three bedroom semi-detached
- Planning permission granted
- 1 x new four bedroom detached
- Rear access from Carmel Gardens

**DEVELOPMENT WITH PLANNING PERMISSION!!** A great opportunity to buy this three-bedroom detached house with 1/3 acre 'L' shaped gardens linking up with Carmel Gardens, which is off Arnot Hill Road. Permission has been granted to construct a four-bedroom detached house (1400ft2 approx) adjacent to the existing house, which will require some refurbishment, plus a pair of three-bedroom semi-detached houses (2 x 1060ft2 approx) accessed from Carmel Gardens. More information can be found on the Gedling Borough Council website, Planning Reference Number: 2020/0922.

**£650,000**



PROPOSED THREE DWELLINGS - LAND ADJ - 49 SANDFIELD ROAD ARNOLD NOTTM

House Plans 1:100 @ A3

## EXISTING PROPERTY

### Entrance Hall

With original leaded glass front entrance door, three-quarter height panelling and matching cloaks cupboard. Radiator, stairs to the first-floor landing, laminate flooring and doors to the kitchen and both reception rooms.

### Front Dining Room

UPVC double glazed bay window to the front, radiator and picture rail.

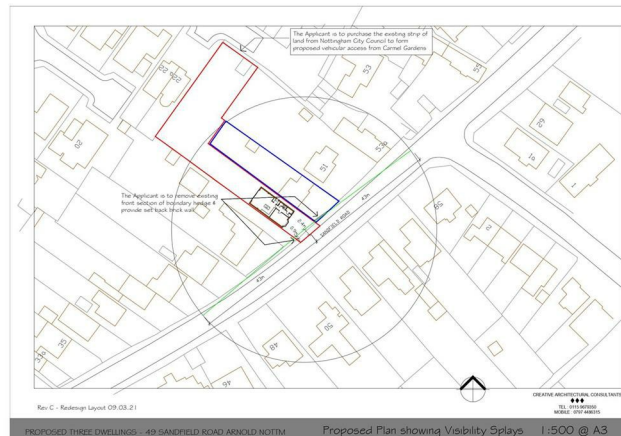
### Rear Lounge

With original decorative fireplace/surround with three-quarter height panelling, beamed ceiling, radiator and UPVC double glazed side and rear windows.



PROPOSED THREE DWELLINGS - LAND ADJ - 49 SANDFIELD ROAD ARNOLD NOTTM

House Plans 1:100 @ A3



Rev C - Roadwidth Layout 09.03.21

PROPOSED THREE DWELLINGS - LAND ADJ - 49 SANDFIELD ROAD ARNOLD NOTTM

Proposed Plan showing Visibility Splays 1:500 @ A3



### Kitchen

A range of units with granite-style worktops incorporating a stainless steel sink unit and drainer. Appliances consist of brushed steel trim electric oven and four ring gas hob with extractor hood and tiled splashback. Plumbing for washing machine, ceiling downlights, radiator, window and door to the rear and door and stairs leading down to the cellar.

### First Floor Landing

Also with original three quarter height panelling. UPVC double glazed side window and doors to bathroom and all bedrooms.

### Bedroom 1

UPVC double glazed front window, radiator and picture rail.

### Bedroom 2

Two built-in double wardrobes with over head storage, UPVC double glazed rear window, radiator and picture rail.

### Bedroom 3

Loft access. UPVC double glazed front window and radiator.

### Bathroom

Consisting of bath with shower attachment and tiled surround, push button toilet and pedestal washbasin with splashbacks. Radiator, ceiling downlights and UPVC double glazed side and rear windows.

### Outside

There is a front garden and driveway with side gated access leading to the rear and access to the adjoining garage, with door leading out to the rear garden. To the rear is large balustrade enclosed decking, with steps leading down to a good-sized lawn with brick outbuilding with power.

### Tenure - Freehold

### Council Tax







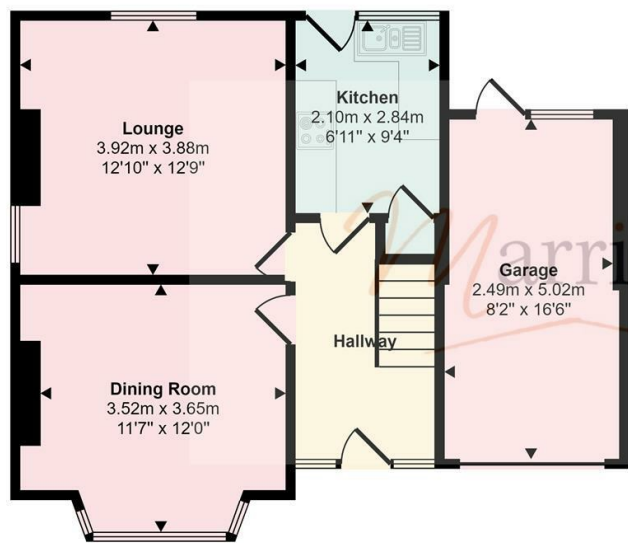




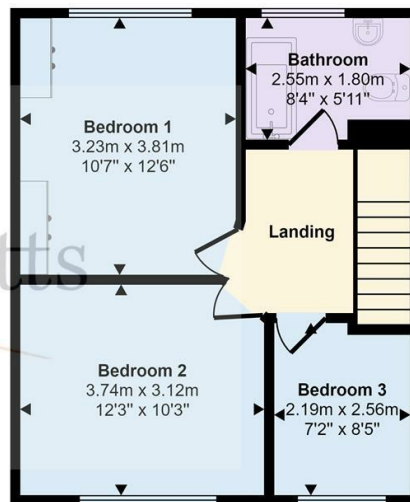








Ground Floor




First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).