

HoldenCopley

PREPARE TO BE MOVED

Sandfield Road, Arnold, Nottinghamshire NG5 6QB

Guide Price £350,000 - £370,000

Sandfield Road, Arnold, Nottinghamshire NG5 6QB



GUIDE PRICE: £350,000 - £370,000

PERFECT FAMILY HOME

This four bedroom detached house is exceptionally well presented throughout and offers a wealth of indoor and outdoor space making it the perfect home for any growing family. The property is situated in a sought after location with easy access to local amenities, various schools, excellent transport links and Arnot Hill Park.

To the ground floor there is an entrance hall, a WC, a dining room, a lounge and a modern kitchen.

The first floor carries four bedrooms serviced by the four piece bathroom suite with an en-suite to the master bedroom.

Outside to the front of the property is a driveway providing ample off road parking with a garage and to the rear is a generous sized south facing garden - perfect for the summer!

MUST BE VIEWED

360° VIRTUAL TOUR AVAILABLE





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Four Piece Bathroom Suite
- En-Suite & Downstairs WC
- Generous Sized South Facing Garden
- Driveway & Garage
- Must Be Viewed
- 360° Virtual Tour Available





GROUND FLOOR

Porch

The porch provides access into the accommodation

Entrance hall

13'11" x 7'10" (4.25 x 2.39)
The entrance hall has a radiator

WC

The WC has a low level flush WC, a hand wash basin, part tiled walls, a radiator and a double glazed window

Dining Room

14'3" x 11'2" (4.35 x 3.42)
The dining room has space for a dining table, a radiator and a double glazed bay window

Lounge

27'11" x 11'4" (8.51 x 3.46)
The lounge has a feature fireplace, a TV point, two radiators, a double glazed window and patio doors leading to the rear garden

Kitchen

24'2" x 8'0" (7.37 x 2.46)
The kitchen has a range of base and wall units, a sink and a half with mixer taps, a range cooker with a gas hob, an extractor fan, an integrated fridge freezer, an integrated washing machine, an integrated dishwasher, part tiled walls, LED spotlights on the ceiling, two radiators, two double glazed windows and patio doors leading to the rear garden

FIRST FLOOR

Landing

The landing has two storage cupboards, a loft hatch, a radiator, a double glazed window and provides access to the first floor accommodation

Master Bedroom

17'7" x 11'1" (5.38 x 3.39)
The main bedroom has a radiator, a double glazed window and access into the en-suite

En-Suite

7'8" x 6'11" (2.34 x 2.12)
The en-suite has a low level flush WC, a hand wash basin, a shower enclosure with an overhead shower, part tiled walls, a chrome heated towel rail, a radiator and a double glazed window

Bedroom Two

14'0" x 11'2" (4.29 x 3.41)
The second bedroom has a radiator and a double glazed bay window

Bedroom Three

11'1" x 10'2" (3.39 x 3.11)
The third bedroom has a radiator and a double glazed window

Bedroom Four

8'6" x 7'10" (2.60 x 2.40)
The fourth bedroom has a radiator and a double glazed window

Bathroom

10'0" x 7'7" (3.06 x 2.32)
The bathroom has a low level flush WC, a bidet, a hand wash basin, a P shaped bath with an overhead shower, part tiled walls, a chrome heated towel rail, a radiator and a double glazed window

OUTSIDE

Front

To the front of the property is a driveway providing off road parking and access to the garage

Garage

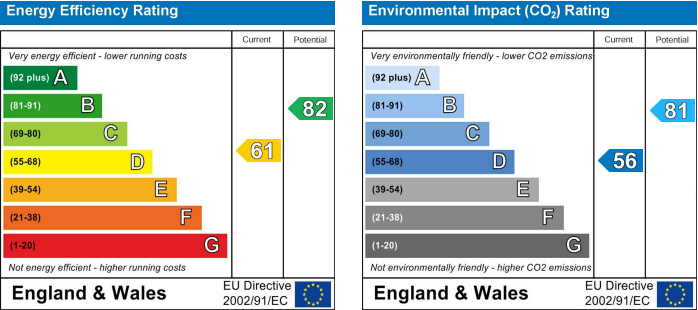
Rear

To the rear of the property is a south facing private enclosed garden with a lawn, a patio and a range of plants and shrubs

DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photo card driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.



Sandfield Road, Arnold, Nottinghamshire NG5 6QB



0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

sales@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.