

# HoldenCopley

PREPARE TO BE MOVED

Sandfield Road, Arnold, Nottinghamshire NG5 6QA

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£375,000



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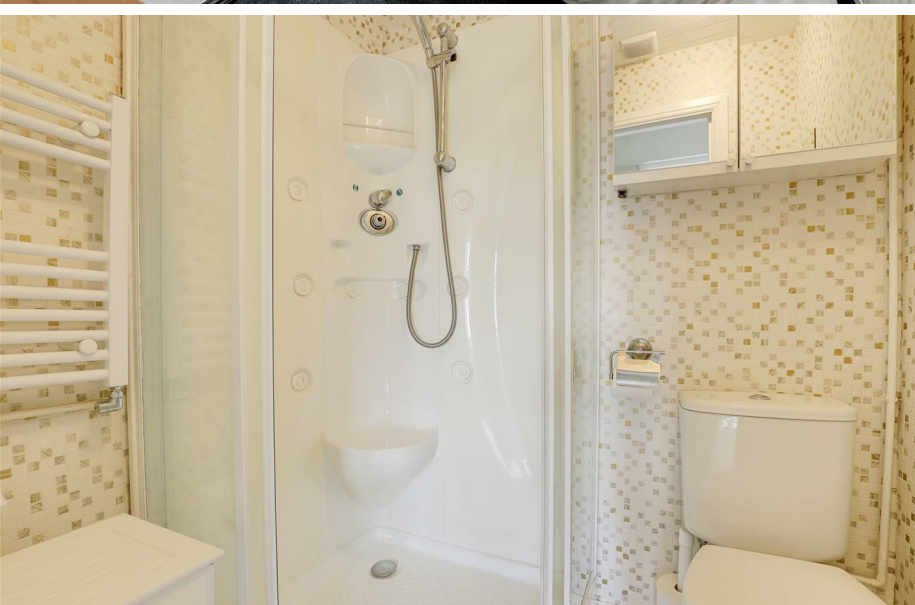
## BURSTING WITH CHARACTER...

This charming 1850s cottage offers a wealth of space and character, featuring stunning period details like exposed beams that enhance its rustic appeal, making it an ideal family home. Situated in the sought-after Arnold area, the property is conveniently located near local amenities, excellent school catchments, and regular transport links. The ground floor comprises a welcoming entrance hall, two spacious reception rooms with cosy multi-fuel burners, an office space, a fitted kitchen, and a bathroom, along with access to a cellar for additional storage. Upstairs, the first floor offers three generously sized double bedrooms, a single bedroom, and a shower suite. Outside, the property's south-facing garden is a true oasis. Lovingly maintained, it features a delightful mix of spaces, including a charming summerhouse gazebo, perfect for outdoor dining or relaxation. A small picturesque pond with a quaint bridge adds a peaceful, natural element, while a decked seating area offers the ideal spot for soaking up the sun. The garden also benefits from access to a detached garage, and access to a folding gated parking area.

MUST BE VIEWED







- Substantial Cottage
- Four Bedrooms
- Two Reception Rooms & Office
- Fitted Kitchen
- Two Bathroom Suites
- Large South-Facing Garden
- Summer House Gazebo & Shed
- Single Garage & Gated Driveway
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, a wall-mounted time switch for the outdoor canopy light, access to the cellar, and a single hardwood door with a glazed insert providing access into the accommodation.

Living Room

15'1" x 11'3" (4.60m x 3.45m)  
The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV and satellite point, a carbon-monoxide detector, a radiator, exposed beams on the ceiling, wall-light fixtures, and a recessed chimney breast alcove with a multi-fuel burner and tiled hearth.

Bathroom

8'7" x 5'11" (2.62m x 1.81m)  
The bathroom has a low level flush W/C, toilet roll holders, a pedestal wash basin, a glass shelf with a shaver socket, a wall-mounted vanity cabinet, a panelled bath with an overhead shower fixture and a shower screen, fully tiled walls, painted wooden flooring, a radiator, a chrome towel rail, exposed beams on the ceiling, and two UPVC double-glazed windows to the rear elevation.

Dining Room

15'1" x 14'11" (4.61m x 4.55m)  
The dining room has a UPVC double-glazed window to the front elevation, laminate flooring, a TV point, a carbon-monoxide detector, exposed beams on the ceiling, two radiators, wall-light fixtures, a recessed chimney breast alcove with a multi-fuel burner, a wooden beam and a quarry tiled hearth.

Office

7'1" x 4'2" (2.18m x 1.29m)  
The office has laminate flooring, exposed beams on the ceiling, a wall-mounted consumer unit and central heating panel, a single radiator, a wall-mounted security alarm panel, a full-fibre internet point, and a UPVC double-glazed window to the rear elevation.

Kitchen

11'7" x 11'1" (3.54m x 3.40m)  
The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a ceramic sink and a half with a period brass mixer tap and drainer, a freestanding range cooker with a gas hob, an integrated fridge and freezer, space and plumbing for a dishwasher and a washing machine, laminate flooring, exposed beams on the ceiling, a ceiling-mounted linked heat sensor fire alarm, tiled splashback, a radiator, a wall-mounted timer for the outdoor lights, UPVC double-glazed windows to the front and rear elevation, and a single UPVC stable-style door providing access.

BASEMENT LEVEL

Cellar

12'0" x 5'11" (3.67m x 1.82m)  
The cellar has a wall-mounted boiler, lighting, carbon-monoxide detector, and exposed beams on the ceiling.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the front elevation, a ceiling-mounted linked smoke detector fire alarm, a radiator, carpeted flooring, and provides access to the first floor accommodation.

Bedroom One

15'2" x 12'8" (4.64m x 3.88m)  
The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV aerial point, a radiator, and a fitted mirrored sliding door wardrobe.

Bedroom Two

15'1" x 11'3" (4.60m x 3.45m)  
The second bedroom has a UPVC double-glazed window to the front elevation, a TV aerial point, carpeted flooring, and a radiator.

Bedroom Three

11'1" x 11'10" (3.40m x 3.63m)  
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, panelled walls, and a radiator.

Hall

The inner hall has carpeted flooring, a radiator, a ceiling-mounted linked smoke detector fire alarm, and access to the loft with lighting, a hot water cylinder and cold-water tanks.

Shower Room

5'4" x 4'4" (1.64m x 1.34m)  
This space has a low level dual flush W/C, a wash basin, a wall-mounted vanity cabinet, a corner-fitted shower enclosure with a mixer power shower and body jets, a heated towel rail, vinyl flooring, waterproof splashback, and an extractor fan.

Bedroom Four

8'7" x 5'11" (2.64m x 1.81m)  
The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

OUTSIDE

Outside, the property features a private, enclosed, south-facing garden with gravel and patio pathways, a lawn, courtesy lighting, an outdoor tap, a screen block wall, a water feature, a variety of decorative plants and shrubs, space for a hot tub, a pond with a bridge, a decked seating area beneath a wooden pergola, a timber shed, log store, summerhouse gazebo, and hedged borders.

Garage

There is a separate detached garage, accessed via the road.

Parking

There is an additional parking area with folding gates providing access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)  
Phone Signal – Mostly 4G & 5G coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Area - Very low risk  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – The owners believe it has a right to light at the rear. Upon moving in over 30 years ago, they undertook significant improvements, including rewiring, replacing earth floors with damp-proof membranes and solid floors, installing an injection damp-proof course (as the property lacks cavity walls), conducting woodworm treatment, and upgrading the windows and kitchen door to UPVC. While guarantees for these works have expired, certificates for the new boiler and hot tub installation are available. The kitchen is currently set up for gas cooking only, with no wiring for an electric cooker.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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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 photocard 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.

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



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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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