

HoldenCopley

PREPARE TO BE MOVED

Sandfield Road, Arnold, Nottinghamshire NG5 6QA

Guide Price £380,000

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GUIDE PRICE £380,000 - £400,000

SOMETHING SPECIAL

This individually designed house is something very special with the property boasting plenty of space, a wealth of features and being located set back off an extremely sought after road.

All with in close proximity to local schools and amenities, making it the perfect family home.

The ground floor has a light and spacious lounge, dining room, stylish kitchen diner with French doors leading to the garden along with a W.C. and utility room.

The first floor carries four double bedrooms, a dressing room, two en-suites and a stunning shower room. Outside there are low maintenance garden, driveway and double garage.

This house must be viewed to be fully appreciated.

MUST BE VIEWED





- Detached House
- Individually Designed
- Two Reception Room
- Kitchen Diner
- Four Double Bedrooms
- Dressing Room
- Stunning Shower Room
- Two En-Suites
- Driveway And Double Garage
- Sought After Location





GROUND FLOOR

Entrance Hall

19'8" x 11'1" (6.0 x 3.4)

The entrance hall has a double glazed window, a radiator and provides access to the ground floor accommodation

Dining Room

12'5" x 12'5" (3.8 x 3.8)

The dining room has a double glazed bay window and a radiator

Living Room

21'3" x 13'5" (6.5 x 4.1)

The living room has a radiator, a TV point, a feature fireplace, a double glazed bay window and double glazed french doors that provide access to the rear of the property

Kitchen

15'5" x 14'5" (4.7 x 4.4)

The kitchen has a range of base and wall units, a stainless steel sink and a half with mixer taps, an integrated cooker, integrated gas hob with a extractor fan, spot lights in the ceiling, space for a fridge freezer, space for a dishwasher, space for a washing machine and tumble dryer, a TV point, double glazed windows and double glazed french doors that provide access to the rear of the property

Utility Room

8'10" x 7'10" (2.7 x 2.4)

The utility room has a range of base and wall units, space and plumbing for a washing machine and provides access to the rear of the property

FIRST FLOOR

Landing

19'8" x 6'2" (6.0 x 1.9)

The landing had a double glazed window and provides access to the first floor accommodation

Bedroom One

16'0" x 16'0" (4.9 x 4.9)

The main bedroom has double glazed window, a Velux window, a radiator and a TV point

Dressing room

13'5" x 7'10" (4.1 x 2.4)

The first dressing room has a double glazed window and a built in wardrobe

Bedroom Two

14'5" x 10'5" (4.4 x 3.2)

The second bedroom has double glazed windows a radiator and a TV point.

Dressing Room Two

4'11" x 4'3" (1.5 x 1.3)

provides access to the second bathroom

Bathroom Two

7'10" x 4'11" (2.4 x 1.5)

The second bathroom has a low level WC, a basin, a wet room shower and a double glazed window

Bedroom Three

13'5" x 11'9" (4.1 x 3.6)

The third bedroom has a double glazed window, a radiator and built in storage cupboard

Bedroom Four

12'5" x 9'10" (3.8 x 3.0)

The fourth bedroom has a double glazed window, a radiator, a built in wardrobe and provides access to the en-suite

En-Suite

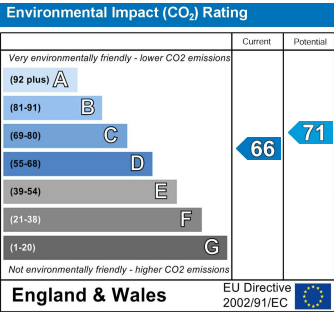
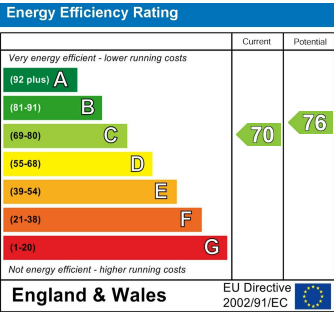
5'2" x 5'2" (1.6 x 1.6)

The en-suite has a low level flush WC, a basin and a shower

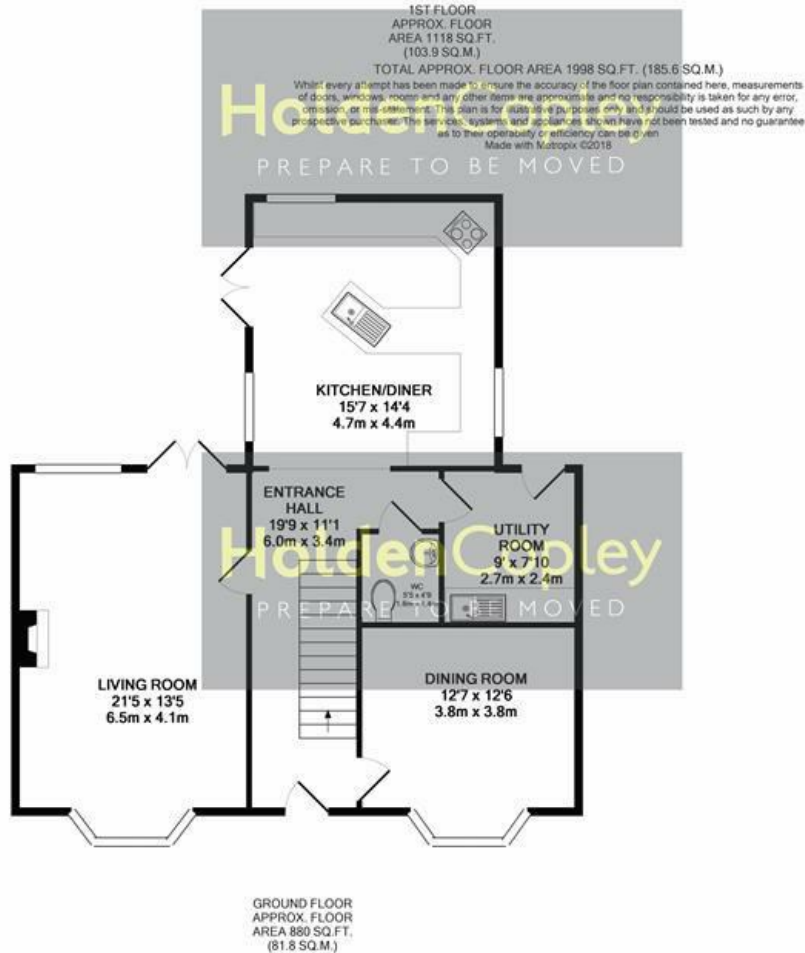
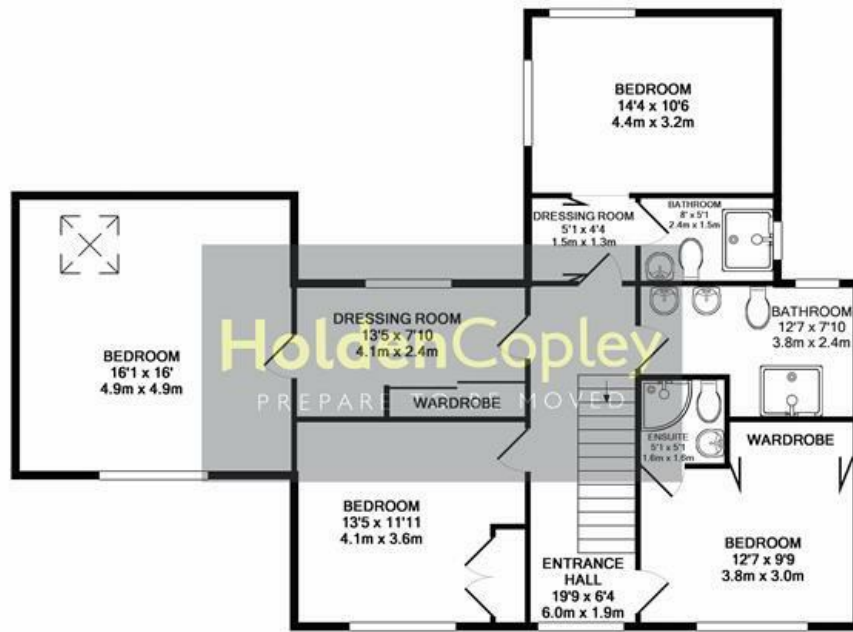
Bathroom

12'5" x 7'10" (3.8 x 2.4)

The main bathroom has two basins, a low level flush WC and a wet room shower



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