Robert Ellis

look no further...







Kempton Drive
Arnold, Nottingham NG5 8EU

AN INDIVIDUALLY DESIGNED THREE/FOUR BEDROOM DETACHED HOME IN A SOUGHT-AFTER ARNOLD LOCATION, OFFERING VERSATILE LIVING SPACE, DRIVEWAY AND GARAGE

Offers Over £425,000 Freehold



An Individually Designed Detached Family Home with Three/Four Bedrooms located in a Sought-After Arnold Location. With a Driveway & Garage. Viewing recommended.

Positioned on the ever-popular Kempton Drive, this individually designed detached family home offers a wonderful opportunity for buyers looking for space and versatility.

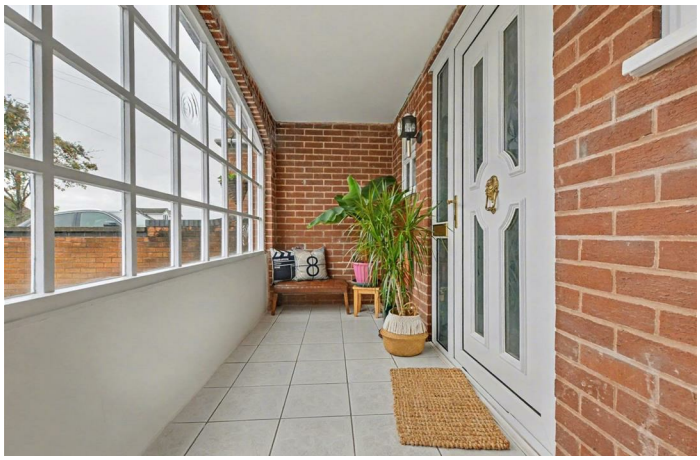
The accommodation is both well-proportioned and flexible, with a spacious lounge featuring French doors opening directly onto the rear garden, a separate dining room ideal for entertaining, and a further reception room which could easily serve as a fourth bedroom if required. The property also benefits from a family bathroom with a corner bath, a separate shower room, and an additional WC, providing excellent convenience for modern family life. The property is divided over three floors offering spacious accommodation.

Upstairs, the bedrooms are generously sized, with the master enjoying pleasant views across the front of the property.

Outside, a driveway and garage provide off-street parking, while the rear garden offers a private space to relax and unwind.

Perfectly placed for access to Arnold's excellent range of shops, schools – including the highly regarded Redhill Academy – and transport links into Nottingham city centre, this is a rare opportunity to secure a detached home in this desirable location. Viewing comes highly recommended.





Entrance Porch
5' x 13'10 approx (1.52m x 4.22m approx)
Windows to the front elevation with UPVC double glazed door to the side elevation, tiling to the floor, wall light points, internal UPVC double glazed door leading into the inner entrance hallway.

Inner Entrance Hallway
10'10 x 9'10 approx (3.30m x 3.00m approx)
Under stairs storage cupboard, staircase leading to the first floor landing, UPVC double glazed window to the porch, UPVC double glazed entrance door, ceiling rose, panelled doors leading off to:

Boiler Room/Store
6'5 x 9'02 approx (1.96m x 2.79m approx)
Wall mounted Potterton gas central heating combination boiler providing hot water and central heating to the property, window to the side elevation, ceiling light point, part panelling to the walls, linoleum floor covering.

Utility
3'10 x 9' approx (1.17m x 2.74m approx)
Window to the front elevation, space and plumbing for a washing machine with space for a freestanding tumble dryer above, ceiling light point, coat hooks for additional storage.

Dining Room
15'01 x 14' approx (4.60m x 4.27m approx)
UPVC double glazed sectional bow window to the front elevation with views over Arnold, coving to the ceiling, ceiling rose, wooden flooring, staircase leading down to an inner hallway, sliding doors leading to reception room three/bedroom four, doors leading off to rooms, blow air heater.

Reception Three/Bedroom Four
15'5 x 11'07 approx (4.70m x 3.53m approx)
Sliding internal doors leading to the dining room, recessed spotlights to the ceiling, coving to the ceiling, UPVC double glazed door leading to the enclosed landscaped rear garden, wall light points, blow air heater.

This versatile additional reception can easily be used as an additional bedroom subject to the buys needs and requirements.

Inner Lobby
3'10 x 2'9 approx (1.17m x 0.84m approx)
Staircase leading to the second floor landing, internal glazed doors leading to the dining room and second reception room.

Reception Two
11'2 x 10'5 approx (3.40m x 3.18m approx)
Wooden flooring, recessed spotlights to the ceiling, archway leading to the living room, panelled door leading to the ground floor shower room, blow air heater.

Living Room
20'6 x 14'09 approx (6.25m x 4.50m approx)
UPVC double glazed bow window to the rear elevation overlooking the rear garden, additional windows to the side elevations, UPVC double glazed door leading to the paved patio area, recessed spotlights to the ceiling archway leading to the second reception, blow air heater.

Ground Floor Shower Room
3'10 x 11'04 approx (1.17m x 3.45m approx)
Three piece suite comprising a walk-in shower enclosure with mains fed shower above, low level flush WC, pedestal wash hand basin, tiling to the walls, tiling to the floor, window to the side elevation, ceiling light point, internal doors leading to the second reception room and inner lobby.

Inner Lobby
3'3 x 4'03 approx (0.99m x 1.30m approx)
UPVC double glazed door to the side elevation providing access to the front driveway and rear garden, linoleum floor covering, glazed door leading to the fitted kitchen, under stairs storage cupboard providing useful additional pantry space, panelled door leading to the ground floor shower room.

Fitted Kitchen
12'1 x 11'1 approx (3.68m x 3.38m approx)
UPVC double glazed window to the front elevation with magnificent front views, a range of matching wall and base units incorporating stone worksurfaces over, 1.5 bowl ceramic sink with swan neck mixer tap above, space and point for a freestanding range cooker with splashback and built-in extractor hood over, space and point for a freestanding fridge freezer, integrated dishwasher, wooden flooring, pelmet lighting, tiled splashbacks, ample storage space including wine racks and display cabinets, internal glazed door leading to the dining room, blow air heater.

Second Floor Landing
6'1 x 14'07 approx (1.85m x 4.45m approx)
UPVC double glazed window to the side elevation, ceiling light point, panelled doors leading off to:

Separate WC
5'11 x 3'11 approx (1.80m x 1.19m approx)
UPVC double glazed window to the side elevation, low level flush WC, vanity wash hand basin with tiled splashbacks, tiling to the floor, ceiling light point.

Family Bathroom
5'10 x 8'4 approx (1.78m x 2.54m approx)
UPVC double glazed window to the rear elevation, corner bath with separate hot and cold taps, vanity wash hand basin with storage cupboards below, tiled splashbacks, tiling to the floor, ceiling light point, coving to the ceiling, wall light point, shaver point, blow air heater.

Bedroom One
9'09 x 15' approx (2.97m x 4.57m approx)
UPVC double glazed window to the front elevation with views over Arnold, ceiling light point, feature part panelling to the wall, blow air heater.

Bedroom Two
11'07 x 12'03 approx (3.53m x 3.73m approx)
UPVC double glazed window to the rear elevation, ceiling light point, built-in wardrobe providing ample additional storage space, blow air heater.

Bedroom Three
9'5 x 11'01 approx (2.87m x 3.38m approx)
UPVC double glazed window to the front elevation, ceiling light point, loft access hatch, blow air heater.

Outside

Front of Property
To the front of the property there is a larger driveway providing ample off the road vehicle hardstanding, walls to the boundaries, garden laid to lawn with mature trees planted to the boundaries, access to the garage, pathway to the front entrance door with further access to the side.

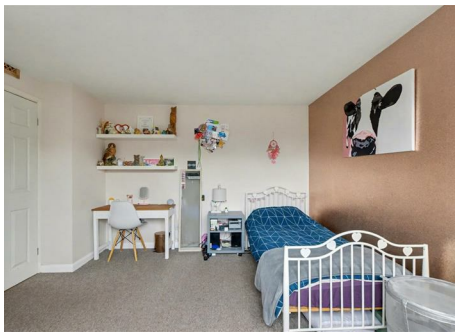
Garage
15'5" x 17'0" approx (4.7 x 5.2 approx)
Up and over door to the front elevation, window to the side elevation, lighting.

Rear of Property
To the rear of the property there is an enclosed landscaped rear garden featuring a large patio area, raised garden laid to lawn, large decked area, fencing to the boundaries, additional store providing useful garden storage space.

Agents Notes: Additional Information
Council Tax Band: E
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 13mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



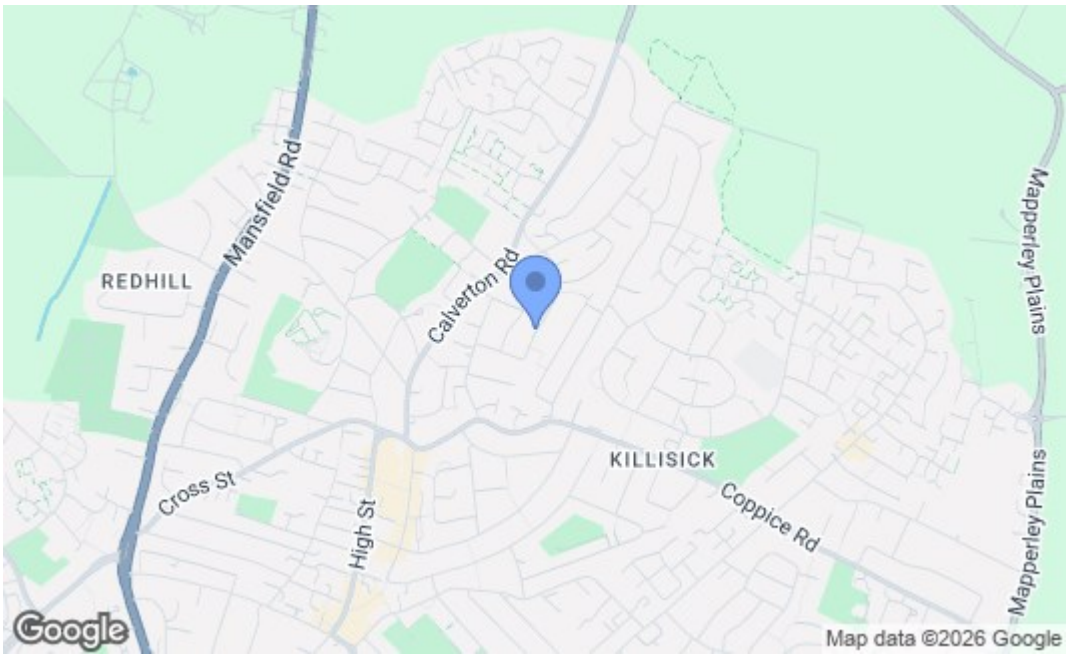


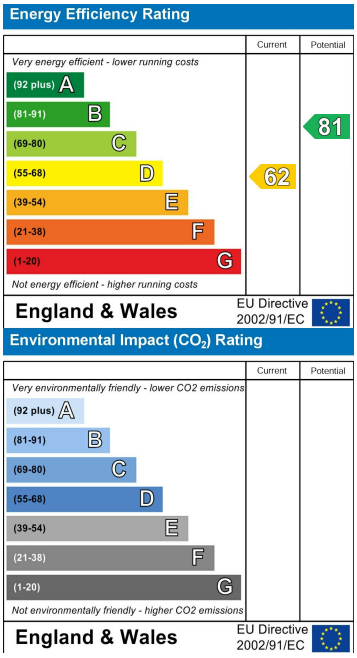












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485