

# HoldenCopley

PREPARE TO BE MOVED

Kempton Drive, Arnold, Nottinghamshire NG5 8EU

---

Guide Price £500,000

Kempton Drive, Arnold, Nottinghamshire NG5 8EU



GUIDE PRICE £500,000 - £550,000

PRESENTED TO A HIGH-STANDARD THROUGHOUT...

Discover luxury living at its finest with this impeccably renovated five-bedroom detached house. Situated in a prime location, this home boasts meticulous attention to detail and high-end finishes throughout. Step inside and be greeted by an entrance leading to a spacious hallway, setting the tone for the elegance that awaits within. The ground floor offers a seamless flow of living space, with a generously sized living room and dining room that effortlessly merge into the stunning open-plan kitchen/diner. Additionally, a convenient utility room, storage cupboard and an office provide ample storage and workspace, while a well-appointed W/C adds practicality to everyday living. Ascend the staircase to the first floor, where five bedrooms await. The master bedroom is a sanctuary of relaxation, featuring an indulgent en-suite bathroom and a walk-in closet, offering both style and convenience. Three additional bedrooms provide comfort and privacy for family members or guests, while a three-piece family bathroom caters to their needs. The fifth bedroom boasts its own en-suite, adding an extra touch of luxury. Outside, this property truly shines with its expansive driveway providing ample off-road parking. The private enclosed garden is a tranquil retreat, offering a serene escape from the hustle and bustle of daily life. A shed and a versatile gym with power further enhance the outdoor living experience, providing endless possibilities for relaxation and recreation. This property is located in the popular area of Arnold nearby a range of shops, eateries and close to Redhill Academy and Richard Bonnington Primary & Nursery School, as well as reliable transport links such as local buses into the City Centre.

MUST BE VIEWED





- Modern Detached House
- Five Bedrooms
- Two Spacious Reception Rooms & An Office
- Modern Fitted Kitchen/Diner With A Separate Utility Room
- Ground Floor W/C
- Three-Piece Bathroom Suite & Two En-Suites
- Driveway
- Private Enclosed Garden With A Versatile Gym
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'4" x 8'9" (max) (2.86m x 2.69m (max))

The entrance hall has oak flooring, an in-built storage cupboard, a radiator, recessed spotlights and a single composite door with two obscure window panels providing access into the accommodation

Storage Cupboard

4'2" x 1'4" (1.29m x 0.42m )

Hall

12'7" x 8'10" (max) (3.86m x 2.70 (max))

The hall has oak flooring, an in-built storage cupboard, a radiator and recessed spotlights

Storage Cupboard

2'5" x 2'3" (0.74m x 0.69m )

W/C

5'11" x 2'7" (1.81m x 0.79m )

This space has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, partially tiled walls, tiled flooring and recessed spotlights

Living Room

28'1" x 11'6" (8.57m x 3.52m )

The living room has oak flooring, a media wall with a TV point, a radiator, recessed spotlights and is open plan to the kitchen/diner

Dining Room

15'6" x 10'7" (4.73m x 3.25m )

The dining room has oak flooring, a radiator, recessed spotlights and two UPVC double glazed windows to the side and rear elevations

Kitchen/Diner

23'7" x 16'9" (max) (7.19m x 5.13m (max))

The kitchen/diner has a range of fitted base and wall units with quartz worktops, an integrated fridge freezer, an integrated double oven, two integrated microwaves, a feature island with quartz worktops and an undermount sink with drainer grooves and a swan neck mixer tap, an integrated dishwasher, carpeted stairs, an under-stair storage cupboard, two vertical radiators, recessed spotlights, oak flooring, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the rear garden

Under Stair Storage Cupboard

5'6" x 2'6" (1.68m x 0.78m )

Utility Room

20'3" x 7'3" (6.19m x 2.22m )

The utility room has a range of fitted base and wall units with quartz worktops, an undermount sink with drainer grooves and a swan neck mixer tap, space and plumbing for a washing machine and tumble dryer, space for a fridge freezer, a wall-mounted boiler, a radiator, oak flooring, recessed spotlights and a UPVC double glazed obscure window to the side elevation

Storage Cupboard

7'3" x 5'2" (2.23m x 1.59m )

Office

12'2" x 9'1" (3.71m x 2.77m)

The office has oak flooring, a radiator, recessed spotlights and two UPVC double glazed windows to the front and side elevations

Lean-To

29'1" x 3'3" (8.88m x 1.01m )

The lean-to provides ample storage space and two single doors, one providing access to the front elevation and the other providing access to the rear garden

FIRST FLOOR

Landing

16'10" x 8'9" (max) (5.15m x 2.67m (max))

The landing has carpeted flooring, a vertical radiator, recessed spotlights and provides access to the loft and first floor accommodation

Bedroom One

21'4" x 17'1" (max) (6.52m x 5.22m (max))

The main bedroom has carpeted flooring, a TV point, a radiator, a walk-in closet, recessed spotlights, two UPVC double glazed windows to the side elevations and a large UPVC double glazed window to the front elevation

Walk-In Closet

7'11" x 7'2" (2.43m x 2.20m )

The walk-in closet has carpeted flooring, a range of fitted wardrobes, shelving units and drawer units, recessed spotlights and access to the en-suite

En-Suite

12'1" x 7'10" (3.69m x 2.39m )

The en-suite has a low-level dual flush W/C, double sinks with drawer units and stainless steel mixer taps, a bath with central taps, a walk-in shower enclosure with a waterfall-style and hand-held shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiles and a UPVC double glazed obscure window to the side elevation

Bedroom Two

11'3" x 10'3" (3.43m x 3.13m )

The second bedroom has carpeted flooring, a radiator, recessed spotlights and a UPVC double glazed window to the rear elevation

Bathroom

10'0" x 5'4" (3.06m x 1.65m )

The bathroom has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a panelled bath with an electric shower fixture, a shower screen, a chrome heated towel rail, tiled flooring, tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

Corridor

9'4" x 2'11" (2.86m x 0.89m )

The corridor has carpeted flooring and recessed spotlights

Bedroom Three

11'10" x 10'4" (3.62m x 3.16m )

The third bedroom has carpeted flooring, a radiator, recessed spotlights and a UPVC double glazed window to the rear elevation

Bedroom Four

11'11" x 8'6" (3.64m x 2.61m )

The fourth bedroom has carpeted flooring, a radiator, recessed spotlights, a skylight and a UPVC double glazed window to the side elevation

Bedroom Five

14'11" x 11'6" (max) (4.55m x 3.53m (max))

The fifth bedroom has carpeted flooring, a radiator, recessed spotlights, access to the en-suite and a UPVC double glazed window to the front elevation

En-Suite

5'10" x 5'4" (1.78m x 1.63m)

The en-suite has a low-level dual flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a wall-mounted LED mirror, a chrome heated towel rail, recessed spotlights, tiled flooring and tiled walls

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking, courtesy lighting and side access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a porcelain paved patio area, steps up to an artificial lawn, a further porcelain paved patio area, a versatile gym, a shed with power points, courtesy lighting ad panelled fencing

Gym

19'9" x 13'3" (max) (6.02m x 4.04m (max))

The versatile gym has lighting, multiple power points, a window to the front elevation and UPVC double French doors providing access

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast download speed 1000Mbps and Upload speed 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

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.

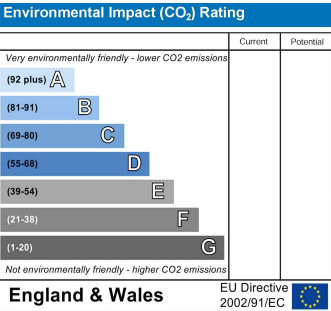
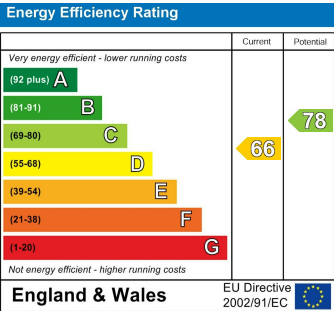
The vendor has advised the following:

Property Tenure is Freehold

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 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Kempton Drive, Arnold, Nottinghamshire NG5 8EU

**HoldenCopley**  
PREPARE TO BE MOVED



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.

© HoldenCopley

**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**info@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.