



 3

 2

 2

 D

DavidJames
the estate agent

Kempton Drive, Arnold, Nottingham, NG5 8EU

Guide Price £325,000

About This Property

Located in the heart of Arnold, this impressive split-level detached house boasts fantastic views across Arnold. The lower ground floor features three spacious double bedrooms, two of which come with fitted wardrobes. The main living area offers a generous lounge with a picture window capturing the stunning rear views, seamlessly connecting to an adjoining dining room. The dining kitchen is equipped with medium oak paneled units, laminate flooring, a bow window at the front, and integrated appliances, including a double oven, hob, extractor, and dishwasher. The ground floor also includes a convenient shower room with a white suite, corner shower cubicle with a mains shower, and a vanity unit. On the lower ground floor, you'll find a large bathroom with a separate double shower cubicle, an ample utility room, and a lower landing with additional storage. This property is equipped with gas central heating controlled by Hive, UPVC double glazing and an alarm system. The rear garden is tiered with a paved patio, lawned area bordered by established plantings, and a lower decked area, all providing uninterrupted views. Parking is convenient with a double-width block-paved driveway and garage. This home perfectly combines comfort and functionality, offering an ideal retreat for families.



David James
Estate Agents

- Split level detached house with stunning views across Arnold to the rear
- Three double bedrooms to the lower ground floor, two bedrooms with fitted wardrobes
- Good sized lounge with picture window taking in the views to the rear, adjoining dining room
- Dining kitchen with medium Oak panelled units, laminate flooring and bow window to the front elevation, integrated double oven, hob, extractor and dishwasher
- Ground floor shower room/Wc with white suite, corner shower cubicle with mains shower and washbasin set to a vanity unit
- Spacious lower ground floor bathroom/Wc with white suite and separate shower with double cubicle and mains shower
- Entrance hall and lower ground floor landing with storage cupboard and access to the side elevation, spacious lower ground floor utility room
- Gas central heating with Hive (boiler approximately two years old), UPVC double glazing, alarm system
- Rear garden set over three levels with paved patio area, lawned area with established borders and lower decked area all taking advantage of the views to the rear
- Double width block paved driveway and garage provide off road parking



David James
Estate Agents





Floor 0



Floor 1



Approximate total area⁽¹⁾
 137.46 m²
 1479.62 ft²

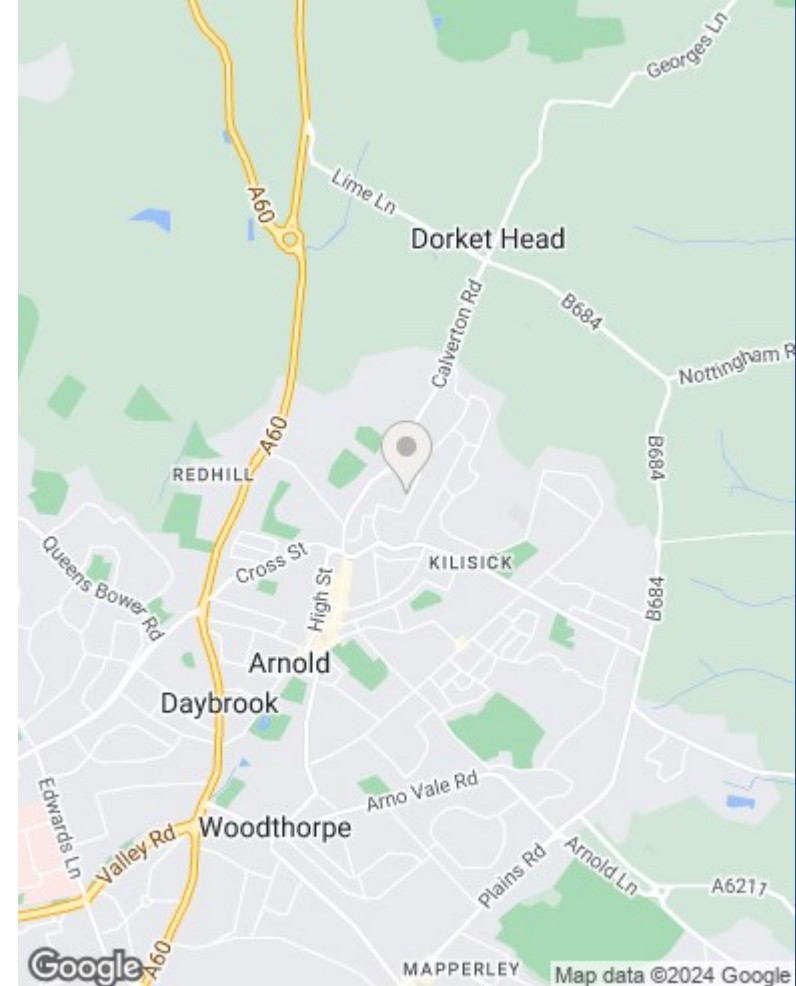
Reduced headroom
 0.19 m²
 2.01 ft²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents 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 company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: D
Gedling Borough Council
Freehold

DavidJames
 the estate agent

David James Estate Agents
 100 Front Street, Nottingham, NG5 7EJ
 t: 0115 955 5550 e: arnold@david-james.com

