



37 Kempton Drive, Arnold – NG5 8EU

Guide Price **£500,000**

DavidJames
the estate agent



37 Kempton Drive

Arnold, Nottingham

NO CHAIN! 5 bed chalet-style home with huge potential – ideally positioned close to Arnold's amenities and schools. Generous reception space, 5 beds and a southerly-garden plus ample parking!

Council Tax band: F

Tenure: Freehold

- Chalet-style detached family home
- Available to purchase with no upward chain
- Offering substantial and versatile two-storey accommodation with huge potential
- Highly desirable location close to Arnold's excellent amenities, schools and frequent transport links
- Excellent reception space (including a large lounge with a feature balcony)
- Stunning panoramic views over the local area and towards Bestwood Country Park
- Five well-proportioned bedrooms (plus an additional flexible office/study)
- Established south-easterly facing garden with a beautiful former Koi pond
- 3kW solar PV system for enhanced energy efficiency and reduced running costs
- Twin door double garage with a generous multi-vehicle driveway









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

300.2 m²

3232 ft²

Balconies and terraces

8 m²86 ft²

Reduced headroom

26.5 m²

285 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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