

# Emma Terry Homes

*moving made personal*



## 1 Laver Close

Arnold, Nottingham NG5 7LS

Offers over £225,000 - £245,000



# 1 Laver Close, Arnold, Nottingham NG5 7LS

Looking for something you can make your own?

This property has ample space for a growing family, or for those in need of a home office.

Situated in a popular location within the catchment area of excellent schools, this home offers a fantastic opportunity for families looking to settle down in a vibrant community with educational opportunities at their doorstep.

To the ground floor is an entrance hall, a living room, a modern open-plan kitchen diner and a conservatory. The first floor offers three bedrooms and a bathroom with a three-piece suite. Heading outside, there is a driveway to the front providing off-street parking, and a private enclosed garden to the rear.

Furthermore, this property comes with the added benefit of no upward chain, making the buying process smoother and more straightforward for potential homeowners.



Entrance door leads through to:

PORCH

HALLWAY

Central heating radiator, stairs rising to first floor and doors through to:

LIVING ROOM

12'9" x 10'4" (3.89m x 3.15m )

UPVC double glazed window to the front elevation and central heating radiator.

KITCHEN DINER

16'7" x 10'9" (5.06m x 3.29m )

Fitted with a range of wall and base units with breakfast bar, stainless steel sink, integrated oven, gas hob with an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, central heating radiator, UPVC double glazed window to the side elevation, double French doors to the conservatory and a single UPVC door providing access to the garden.

### CONSERVATORY

9'10" x 8'11" (3.01m x 2.73m )

### STAIRS & LANDING

### BEDROOM ONE

12'7" x 9'10" (3.85m x 3.00m )

UPVC double glazed window to the front elevation and central heating radiator.

### BEDROOM TWO

11'3" x 10'1" (3.45m x 3.09m )

UPVC double glazed window to the rear elevation and central heating radiator.

### BEDROOM THREE

9'8" x 6'6" (2.96m x 1.99m )

UPVC double glazed window to the front elevation and central heating radiator.

### BATHROOM

6'2" x 6'1" (1.88m x 1.87m )

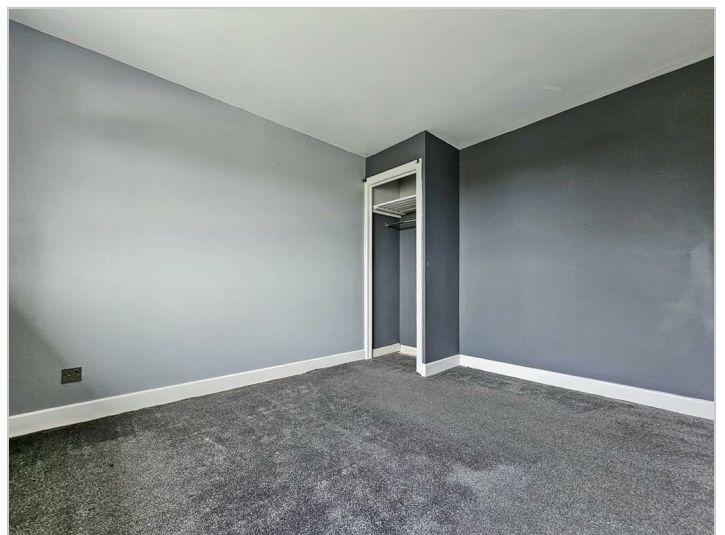
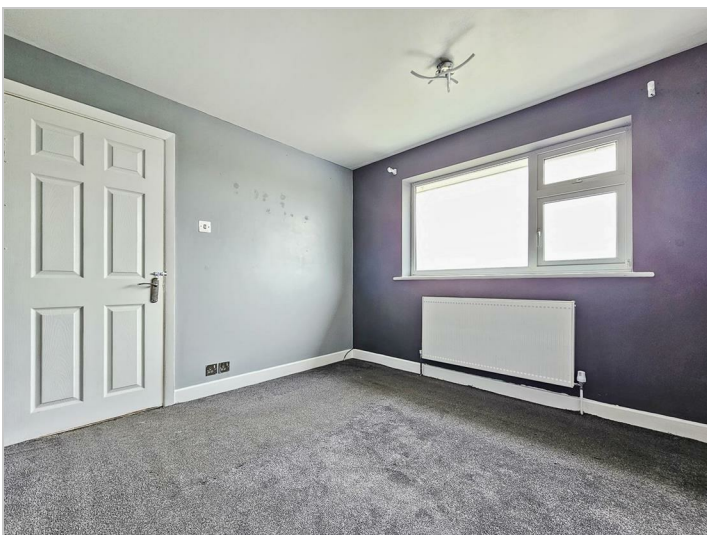
Low level flush W.C, hand wash basin, bath with an overhead shower, a chrome heated towel rail and a UPVC double glazed window to the rear elevation.

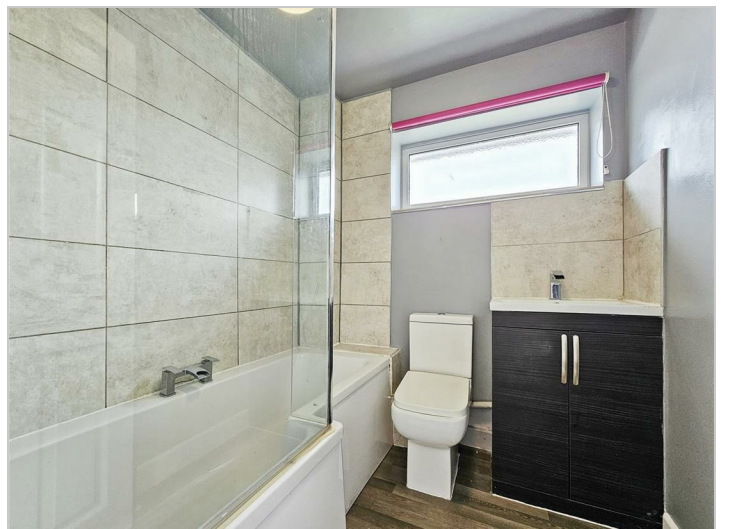
### OUTSIDE

Front - To the front of the property is a lawn, a driveway providing off-street parking and gated access to the side and rear.

Rear - To the rear of the property is a private garden with a patio area, gravelled seating area all fully enclosed with timber fencing.









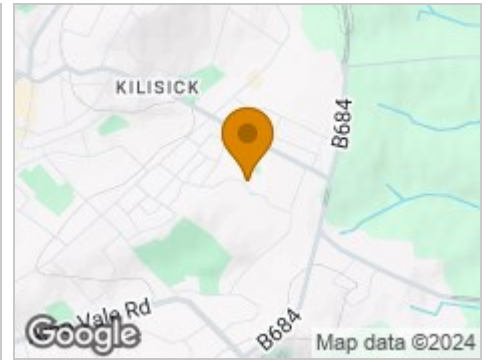
Road Map



Hybrid Map



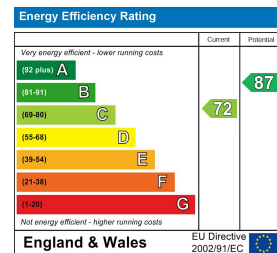
Terrain Map



### Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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