



9 Larch Close, Arnold - NG5 8SB

Guide Price £400,000



9 Larch Close

Arnold, Nottingham

Well-presented 4 bed detached home on a generous plot at the end of a cul-de-sac! 2 reception rooms, dining kitchen, en-suite and shower room plus a low-maintenance garden and a large gated driveway!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

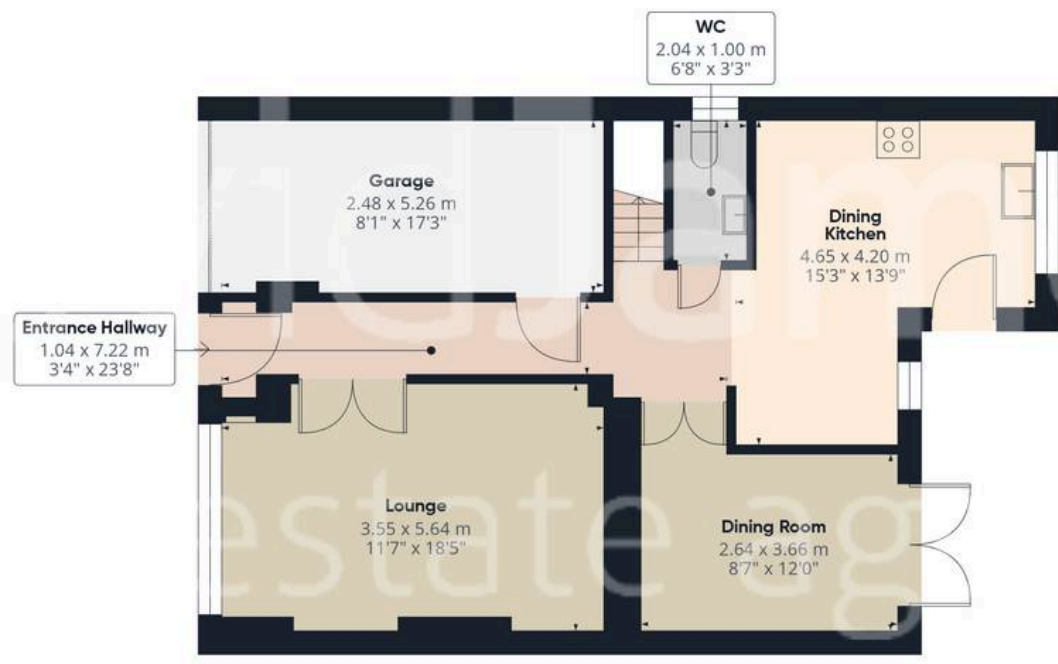
EPC Environmental Impact Rating: C

- Well-presented and spacious detached family home
- Peaceful cul-de-sac position within easy reach of amenities, schools and buses
- Impressive entrance hall with a convenient cloakroom/WC
- Generous and bright lounge with a feature contemporary fireplace
- Superb modern dining kitchen with quartz worktops, integrated appliances and underfloor heating
- Versatile second reception room (current dining room) with French doors
- Four well-proportioned bedrooms (main room with built-in wardrobes, excellent views and an en-suite)
- Well-appointed shower room serving the remaining bedrooms
- Landscaped and low-maintenance tiered rear garden designed for relaxing and entertaining
- Secure double-gated driveway and integral garage providing ample off-street parking for multiple vehicles

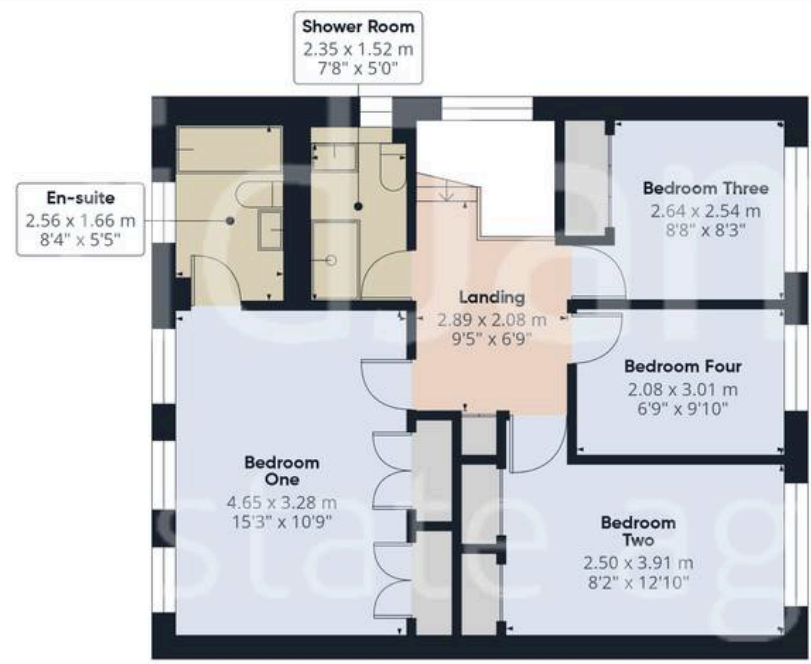








Floor 0



Floor 1



Approximate total area⁽¹⁾

129.2 m²

1391 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.



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