



## Laver Close, Nottingham, NG5 7LS

£240,000

Situated on a small select cul de sac with excellent access to local amenities and good schooling is this traditional three bedroom semi detached family home which provides large rear gardens that provide high degrees of privacy, driveway parking and a single garage. The accommodation is arranged across two floors and includes entrance hall, living room, dining area and fitted kitchen. The first floor has three good sized bedrooms and the main bathroom area.

The property is a short distance from Arnold Town Centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary, Coppice Farm Primary and Nursery's within the area, making it ideal for families.



# 14 Laver Close, Arnold, Nottingham, NG5 7LS

## ENTRANCE HALL

Stairs to first floor

## LIVING ROOM 16'4" x 12'9" (5.0 x 3.9)

Double glazed window to front aspect, wood laminate flooring

## DINING AREA 10'9" x 8'10" (3.3 x 2.7)

Double glazed window to rear aspect, wood laminate flooring

## KITCHEN 10'2" x 7'6" (3.1 x 2.3)

Door to rear gardens, fitted with a matching range of floor and wall units with work surfaces over, free standing appliances

## FIRST FLOOR LANDING

Loft access, carpet flooring

## BEDROOM 12'9" x 10'5" (3.9 x 3.2)

Double glazed window, carpet flooring

## BEDROOM 11'5" x 10'2" (3.5 x 3.1)

Double glazed window, carpet flooring

## BEDROOM 9'10" x 7'6" (3.0 x 2.3)

Double glazed window, carpet flooring

## BATHROOM

Matching white bathroom suite with tiled surrounds

## OUTSIDE

Large rear gardens with high degrees of privacy, Garage and driveway parking to the front of the property





