



Laverick Road  
Jacksdale Nottingham



# Laverick Road Jacksdale Nottingham NG16 5LQ

for sale offers in the region of  
**£240,000**



## Property Description

Offered With No Upward Chain. We are pleased to present this spacious family home, three bedroom detached property located on Laverick Road. Set in the ever so popular residential location of Jacksdale, benefitting from field views to the rear with open park land close by and easy access to the local amenities including shops, schools, bus routes and major road links. The accommodation briefly comprises of an entrance hall, lounge, kitchen/diner, four piece wet room and three well-proportioned bedrooms. To the outside of the property you will find a driveway providing off road parking as well as a delightful rear garden allowing a great space to enjoy outside and secure fenced boundaries and garage. Viewing is absolutely essential to appreciate the space and accommodation on offer!

## Entrance Hall

Having carpet flooring, radiator, glazed doors leading to the lounge and kitchen, a door leading into the understairs storage and stairs leading to the first floor.

## Lounge

13' 5" x 11' 9" ( 4.09m x 3.58m )  
Having two double glazed windows to the front, feature fire place, radiator, two ceiling lights and finished off with carpet flooring.

## Kitchen Diner

17' 8" x 8' 10" ( 5.38m x 2.69m )  
A fitted kitchen offering wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There are built-in appliances consisting of electric oven, built-in microwave, gas hob with cooker hood over, under counter fridge, washing machine and tumble dryer with tiled splash backs. With double glazed windows overlooking the rear garden as well as a door leading to the garden, radiator and tiled flooring.



## Landing

Giving access to the three bedrooms and four piece wet room.

## Bedroom One

11' 9" x 10' 1" ( 3.58m x 3.07m )

Having a double glazed window to the front, radiator and carpet flooring.

## Bedroom Two

.15' 2" x 7' 2" ( 4.62m x 2.18m )

Having a double glazed window to the front, radiator and laminate flooring.

## Bedroom Three

10' 1" x 8' 1" ( 3.07m x 2.46m )

Having a double glazed window to the rear, radiator and laminate flooring.

## Wet Room

A four piece suite comprising of a walk in shower, bath, wash hand basin and W/C. There is an obscure double glazed window to the rear, storage cupboard and extractor fan.

## Outside

### Front

To the front you will find a driveway providing off road parking for the property, with gates leading to further off road parking and access to the property and the rear garden. There is also a low maintenance front garden.

### Rear

To the rear you will find a patio area with steps leading to the private lawned area along with mature planting. The garden is fully enclosed with fenced boundaries and also offers access to the garage.

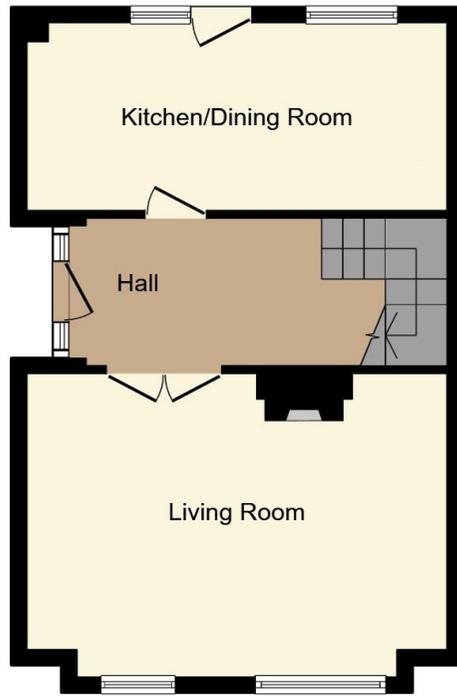
### Garage

16' 4" x 7' 2" ( 4.98m x 2.18m )





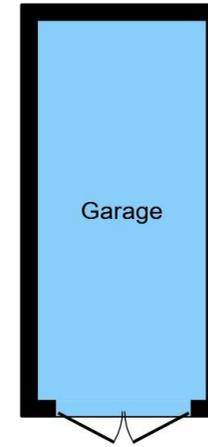




**Ground Floor**



**First Floor**



**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
NOTTINGHAM NG16 3GD

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/EWD207047](http://burchelledwards.co.uk/Property/EWD207047)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EWD207047 - 0006