

# HoldenCopley

PREPARE TO BE MOVED

Meadowcroft Gardens, Nottingham, NG15 6UN

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£430,000

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## LAST REMAINING PLOT - HIGHLY SOUGHT AFTER DEVELOPMENT

We are excited to market this stunning four-bedroom detached new build by local builders, Brendon Homes. Available to reserve from today, this property is part of an exclusive development of nine new homes nestled in an idyllic cul-de-sac. Located in a popular area, it offers easy access to local amenities, excellent transport links, and great schools. The property comes with a 10-year NHBC certificate for quality assurance and peace of mind. On the ground floor, you'll find an entrance hall, a spacious living room, an open-plan kitchen and dining room, a separate utility room, and a W/C. The first floor boasts four generously sized bedrooms, a family bathroom, and an en-suite to the master bedroom. Outside, there is a driveway leading to a single garage, along with a private landscaped garden. Don't miss out on this opportunity to secure this last plot.

MUST BE VIEWED





- 4 BEDROOM DETACHED
- KITCHEN DINER
- SEPARATE LIVING ROOM
- GARAGE WITH ELECTRIC DOOR
- EV CHARGING POINT
- DRIVEWAY
- NEW BUILD







**Entrance**

7'4" x 7'4" (max) (2.25m x 2.24m (max))

**Kitchen/Diner**

19'2" x 12'7" (5.86m x 3.86m )

**Living Room**

19'3" x 12'6" (5.87m x 3.83m )

**Landing**

11'10" x 10'4" (max) (3.61m x 3.15m (max))

**Utility**

7'3" x 6'5" (2.23m x 1.97m )

**W/C**

6'0" x 3'10" (1.83m x 1.18m )

**Bedroom 1**

14'8" x 12'9" (max) (4.48m x 3.91m (max))

**En-Suite**

6'10" x 3'10" (max) (2.09m x 1.18m (max))

**Bedroom 2**

13'3" x 11'1" (max) (4.05m x 3.40m (max))

**Bedroom 3**

13'3" x 7'9" (4.05m x 2.38m )

**Bedroom 4**

9'5" x 7'9" (2.88m x 2.38m )

**Bathroom**

7'8" x 6'10" (max) (2.36m x 2.10m (max))

**Airing Cupboard on Landing**

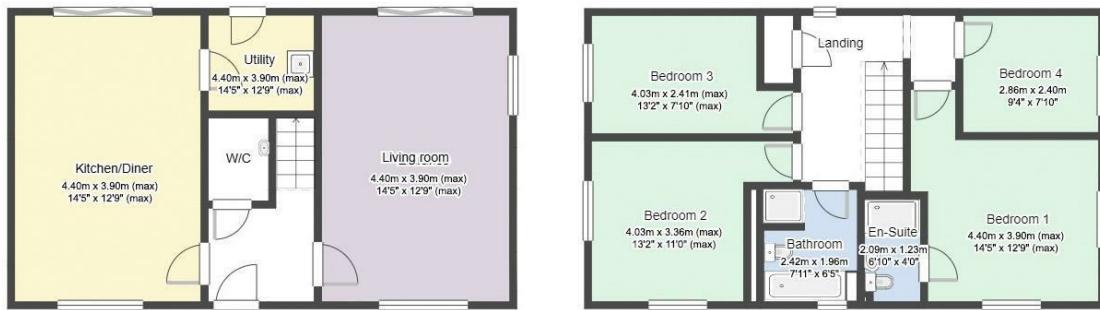
4'3" x 2'4" (1.32m x 0.72m )

**Garage**

19'10" x 10'9" (6.06m x 3.28m )

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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