

# HoldenCopley

PREPARE TO BE MOVED

Arkwright Walk, The Meadows, Nottinghamshire NG2 2JU

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£280,000



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### THREE STORY FAMILY HOME...

This modern three-bedroom, three-story end terrace property is located in a well-connected and convenient location of The Meadows. Built in 2020, the home offers contemporary living in a peaceful residential setting, all within walking distance of Nottingham City Centre and close to schools, amenities, and transport links. The ground floor features a modern fitted kitchen with plenty of room for a full-sized dining table and double French doors that open out onto the rear garden, filling the space with natural light. There's also a convenient W/C on the ground floor. On the first floor, you'll find a comfortable living room, the master bedroom complete with an en-suite shower room, and a separate three-piece bathroom suite. The top floor offers two further bedrooms, one double and one single, as well as an additional W/C. To the front of the property is a driveway leading to a carport, providing off-street parking. At the rear, the enclosed lawned garden includes gated access, making it perfect for relaxing or entertaining.

MUST BE VIEWED





- End Terrace House
- Three Stories
- Three Bedrooms
- Spacious & Modern Kitchen/Diner
- First Floor Living Room
- Ground Floor & Second Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Ample Storage Space
- Carport / Off-Street Parking
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'4" x 6'10" (3.46m x 2.10m)

The entrance hall has carpeted flooring and stairs, a radiator, an in-built storage cupboard, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

W/C

4'9" x 3'1" (1.47m x 0.94m)

This space has a low level dual flush W/C, a pedestal wash basin with a mixer tap and a tiled splashback, herringbone style flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

Kitchen

14'4" x 13'6" (4.39m x 4.12m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel sink and a half with a mixer tap and a drainer, an integrated oven and gas hob with a stainless steel splashback and a concealed extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for an extra undercounter appliance, space for a dining table, herringbone style flooring, a radiator, a UPVC double-glazed window to the front elevation, and UPVC double French doors leading out to the rear garden.

FIRST FLOOR

Landing

14'11" x 8'4" (4.55m x 2.56m)

The landing has carpeted flooring, a radiator, an in-built storage cupboard, a UPVC double-glazed window to the front and rear elevation, and provides access to the first floor accommodation.

Living Room

12'0" x 10'7" (3.68m x 3.25m)

The living room has carpeted flooring, a radiator, a TV-point, two skylight windows, and a UPVC double-glazed window to the front elevation.

Master Bedroom

13'8" x 10'10" (4.19m x 3.31m)

The main bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, and access to the en-suite bathroom.

En-Suite

6'0" x 5'2" (1.85m x 1.59m)

The en-suite has a low-level flush W/C, a pedestal wash basin with a mixer tap and a tiled splashback, a shower enclosure with a mains-fed wall-mounted handheld shower fixture, herringbone style flooring, partially tiled walls, a radiator, and an extractor fan.

Bathroom

7'4" x 6'9" (2.26m x 2.07m)

The bathroom has a low-level flush W/C, a pedestal wash basin with a mixer tap and a tiled splashback, a panelled bath with a wall-mounted handheld shower fixture and a glass shower screen, herringbone style flooring, partially tiled walls, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

12'2" x 8'7" (3.71m x 2.63m)

The upper landing has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation, and provides access to the second floor accommodation.

Bedroom Two

12'11" x 12'1" (3.94m x 3.69m)

The second bedroom has carpeted flooring, a radiator, and UPVC double-glazed windows to the front and rear elevation.

Bedroom Three

8'5" x 7'7" (2.58m x 2.32m)

The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

W/C

4'5" x 3'11" (1.36m x 1.21m)

This space has a low level dual flush W/C, a pedestal wash basin with a mixer tap and a tiled splashback, herringbone style flooring, a radiator, and an extractor fan.

OUTSIDE

Front

To the front of the property is a driveway providing access to the carport, a pathway and a raised planter with a hedge.

Rear

To the rear of the property is a paved patio pathway, a lawn, gated access, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 1000 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

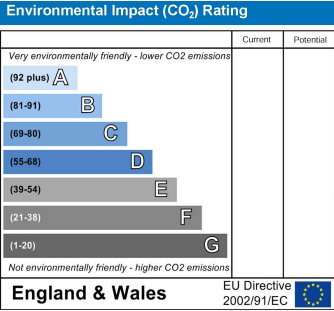
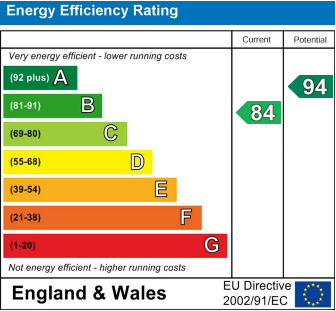
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The vendor has advised the following:  
Property Tenure is Freehold.

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# Arkwright Walk, The Meadows, Nottinghamshire NG2 2JU

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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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