

# HoldenCopley

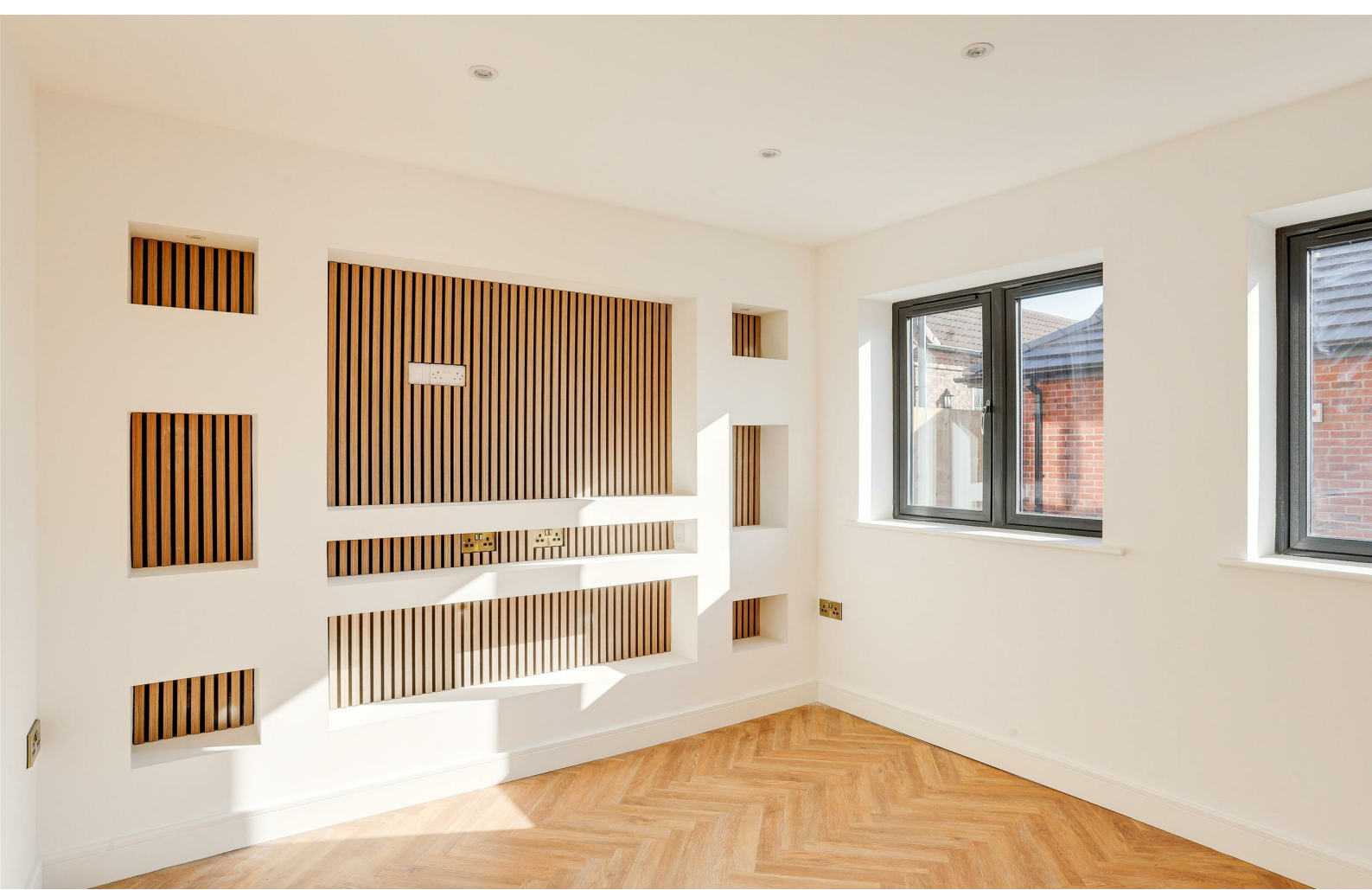
PREPARE TO BE MOVED

Marshall Drive, Nottingham, NG5 6TB

---

Guide Price £500,000 - £600,000

Marshall Drive, Nottingham, NG5 6TB





GUIDE PRICE £500,000 - £550,000

NO UPWARD CHAIN...

Welcome to this stunning brand-new detached family home offers modern living across three spacious floors, perfectly situated in a sought-after location with excellent transport links, schools, shops, and a wealth of local amenities just a short distance away. Upon entering, the welcoming hallway provides access to a cosy snug and leads into a beautifully designed open-plan living kitchen area. This space boasts contemporary fitted units, high-quality appliances, a central island with a breakfast bar, and striking bi-folding doors that open seamlessly to the rear garden. A convenient ground-floor W/C and a separate utility room complete this level. The first floor hosts three well-proportioned bedrooms, including a luxurious principal suite with an en-suite and a dressing room. A stylish three-piece family bathroom serves the remaining bedrooms. Ascending to the second floor, you'll find an additional spacious double bedroom with its own en-suite, a versatile dressing room/study, and a plant room. Outside, the property features a driveway leading to the garage, courtesy lighting, and side access to the beautifully landscaped rear garden. The rear garden offers a delightful patio area, enclosed by fence panelling for privacy, along with access to a dedicated hot tub room and a charming summer house—perfect for relaxation and entertaining. This exceptional home seamlessly blends modern comfort with elegant design, making it an ideal choice for growing families.

MUST BE VIEWED





- Detached Brand New Family Home
- Four Bedrooms
- Spacious Open Plan Living Kitchen
- Snug & Utility Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- Two En-suites & A Dressing Room
- Study & Plant Room
- Double Garage & Driveway
- Hot Tub Room
- Must Be Viewed











GROUND FLOOR

Entrance Hall

10'4" x 10'3" (3.17m x 3.14m)

The entrance hall has two double glazed windows to the front elevation, Herringbone-style flooring with under floor heating, a recessed door mat, carpeted stairs, spotlights, and a sold door providing access into the accommodation.

Snug

10'11" x 10'4" (3.35m x 3.15m)

The snug has two double glazed windows to the front elevation, a media wall, recessed spotlights, and Herringbone flooring with under floor heating.

Utility Room

11'9" x 5'8" (3.59m x 1.75m)

The utility room has fitted gloss base and wall units with a Quartz worktop, an under-mounted sink with a mixer tap and drainer grooves, recessed spotlights, Herringbone flooring with under floor heating, and a double glazed door providing access to the side elevation.

Open Plan Living/Kitchen Area

23'11" x 21'10" max (7.30m x 6.67m max)

The open plan living/kitchen area has a range of fitted gloss base and wall units with Quartz worktops and a central island and breakfast bar, an under-mounted sink and half with a mixer tap and integrated drainer grooves, an integrated oven, an integrated microwave, a ceramic hob and extractor fan, recessed spotlights, a Media wall, Herringbone flooring with under floor heating, two double glazed windows to the side elevation, and bi-folding doors opening to the rear garden.

W/C

7'1" x 3'11" (2.17m x 1.20m)

Not installed yet

FIRST FLOOR

Landing

14'10" x 14'0" max (4.53m x 4.28m max)

The landing has a double glazed window to the front elevation, two Velux windows, a radiator, an in-built cupboard, recessed spotlights, carpeted flooring, and access to the first floor accommodation.

Bedroom One

15'7" x 10'4" (4.77m x 3.16m)

The first bedroom has two double glazed windows to the front elevation, a Media wall, a radiator, recessed spotlights, carpeted flooring, and access into the dressing room and en-suite.

Dressing Room

7'5" x 4'3" (2.27m x 1.32m)

The dressing room has recessed spotlights, and carpeted flooring.

En-Suite

6'11" x 5'9" (2.12m x 1.76m)

The en-suite has a concealed dual flush W/C, a vanity-style wash basin, a walk-in shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, and wood-effect flooring.

Bedroom Three

11'0" x 9'6" (3.36m x 2.91m)

The third bedroom has a double glazed windows to the rear elevation, a radiator, fitted double wardrobe, recessed spotlights, and carpeted flooring.

Bedroom Four

9'6" x 8'11" (2.91m x 2.73m)

The fourth bedroom has a double glazed windows to the rear elevation, a radiator, fitted double wardrobe, recessed spotlights, and carpeted flooring.

Bathroom

7'3" x 6'11" (2.22m x 2.12m)

The bathroom has a double glazed obscure windows to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a free standing bath with a floor-mounted swan neck mixer tap, a heated towel rail, recessed spotlights, a shaver socket, and wood-effect flooring.

SECOND FLOOR

Upper Landing

6'3" x 4'11" (1.91m x 1.52m)

The upper landing has a double glazed window to the side elevation, recessed spotlights, carpeted flooring, and access to the second floor accommodation.

Bedroom Two

14'10" x 14'0" max (4.53m x 4.29m max)

The second bedroom has two Velux windows, a radiator, recessed spotlights, carpeted flooring, and access into the en-suite.

En-Suite

7'4" x 7'2" (2.25m x 2.20m)

The en-suite has a Velux window, a concealed dual flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, and carpeted flooring.

Dressing Room/Study

13'1" x 7'4" (3.99m x 2.24m)

The dressing room/ study has a Velux window, a radiator, eaves storage, recessed spotlights, and carpeted flooring.

Plant Room

16'0" x 10'4" (4.89m x 3.15m)

The plant room has a boiler, recess spotlights, and exposed flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, access to the rear garden, and a driveway with access into the garage.

Detached Garage

17'5" x 17'0" (5.33m x 5.20m)

The detached garage has ample storage, and a roller door opening to the driveway.

Rear

To the rear of the property is courtesy lighting, a patio area, a fence panelled boundary, and access into the hot tub room and summer house.

Hot Tub Room

14'3" x 11'2" (4.35m x 3.42m)

The hot tub room has ample storage.

Summer House

18'10" x 13'6" (5.76m x 4.13m)

The summer house has ample storage.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Air Heat Source Pump  
Septic Tank – No  
Broadband – Fibre  
Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band TBC  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

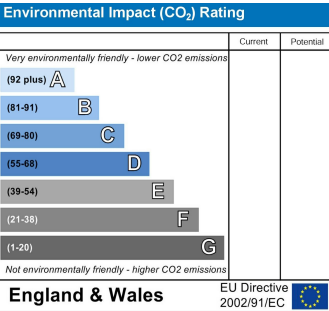
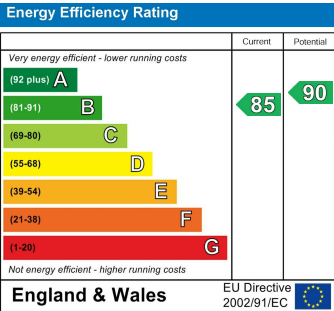
The vendor has advised the following:  
Property Tenure is Freehold

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

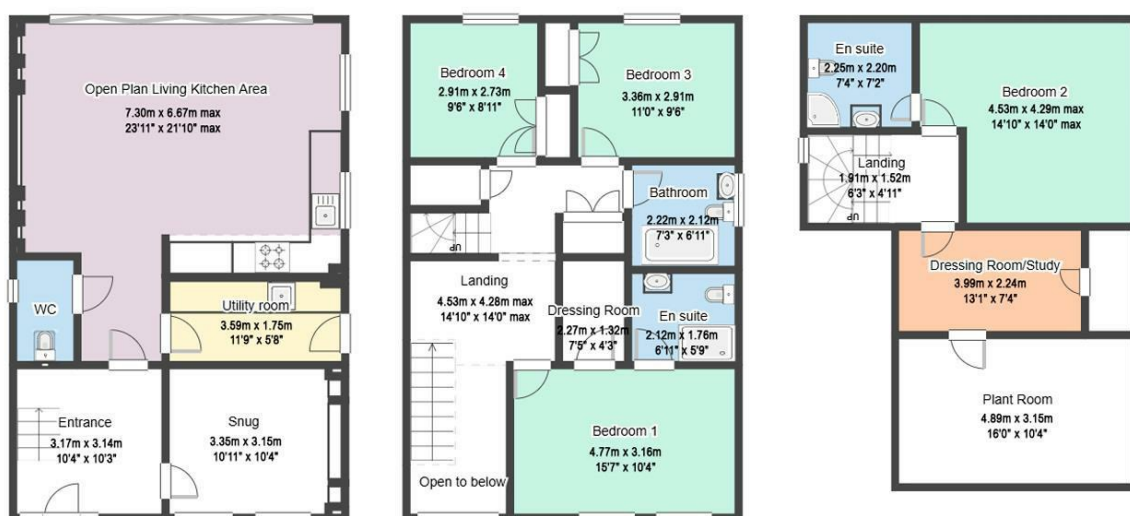
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Marsham Drive, Nottingham, NG5 6TB



## 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.  
© HoldenCopley

## 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

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

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.