



Mariner Street, Nottingham NG2 4DF

welcome to

Mariner Street, Nottingham

Trent Basin development

A stunning three storey home with three bedrooms, ensuite to main bedroom and additional family bathroom. Impressive expansive wrap around roof terrace, open plan Kitchen/Diner and additional Lounge with patio doors.



Trent Basin

The development provides a new kind of sustainable neighbourhood of tall elegant houses fronting well designed streets and outdoor space giving the development a distinct identity and a strong sense of place. The communal gardens, wild flowers and nature reserve add to the river fronts a sense of peace and well-being.

Whilst private gardens, roof top terraces and enclosed winter gardens give a private space for a peaceful retreat or impressive entertaining focal point.

Protecting people and planet is a priority for the developer and using their fabric first approach the development creates an innovative community living inclusive to all.

Entrance Hall

Access to WC/Cloakroom, Stairs to first floor, Living room and Kitchen/Diner

Kitchen/diner

Generous sized kitchen/diner with modern fitted kitchen with integrated oven, hob, extractor, fridge freezer and dishwasher. Patio doors in the kitchen with access to rear garden.

Living

This light and spacious area is perfect for entertaining with patio doors leading out onto an enclosed rear garden.

First Floor

Hallway with storage cupboard and window to the front of the property.

Access to family bathroom with bath with tiled wall and shower over, WC, wash hand basin.

Access to bedroom 1 and bedroom 2, both with windows to the front of the property.

Second Floor

Master bedroom with ensuite and access to roof terrace.

Information

Images may be of similar house types within the development or location shots and may not represent the plot advertised.

Fabric First

Externally the properties are built with insulated bricks, walls and roofs giving an air tight layer meaning the homes have on average 3.5 temperature changes per hour as a pose to 10 per hour in a standard building regulation met homes. This means that even in winter you rarely have to change the heating control and leaking less energy ensures lower household bills.

Large windows made by Velfac allow light to flood the homes meaning less need to switch those bulbs on and the trickle vents allow air circulation and moisture control whilst the windows are closed to minimise heat loss.

PV solar panels to many homes form part of the Universities project; Project Scene. Trading with the grid and benefiting the home owners financially as well as encouraging clean energy use in the UK.

Inverters are also connected for when the project ends to allow home owners to then connect the solar panels directly to benefit their home.

Shower Save - a heat saving system which encourages the hot water from the shower to heat its own pipes and therefore using less energy to heat.

Karonia work tops made from part recycled materials and being extremely hard wearing meaning less frequent replacement and therefore less waste.

Hard wearing and stylish Bamboo flooring provide a sustainable alternative to widely used plastic tiling flooring.

Honeywell heating combination boilers provide zoned heating and instant hot water, meaning you only heat the water you use and rooms not occupied can be turned down for minimal fuel consumption.

The heating can also be controlled via mobile phone to better enable you to programme the heating system to suit your requirements.

Power sockets on the ground floor can be adapted to service car charger points.



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welcome to

Mariner Street, Nottingham

- Stunning Detached home in phase 3 of the Innovative award winning Trent Basin development
- Three bedrooms with ensuite to main bedroom and additional family bathroom
- Council Tax Band TBC
- Open plan Kitchen / Diner with patio doors
- Additional spacious lounge with patio doors

Tenure: Freehold EPC Rating: Exempt

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF102871 - 0007

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