

HoldenCopley

PREPARE TO BE MOVED

Atlas Street, The Meadows, Nottinghamshire NG2 2AA

Guide Price £450,000 - £475,000

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POPULAR LOCATION...

This impressive three-bedroom detached house, spread across three floors, offers stunning views of the Memorial Gardens and Embankment playing fields but also comes equipped with NorDan triple-glazed windows & doors and eco-friendly solar panels, ensuring both style and energy efficiency. Nestled within an exclusive eco-development, the property is situated in a supportive and welcoming community, close to a variety of local amenities, including shops, schools, and excellent commuting links. The ground floor welcomes you with a contemporary kitchen diner, perfect for both everyday meals and entertaining. Additionally, a versatile study room can be adapted to suit your needs, whether as a home office or guest room, along with a convenient wet room. On the first floor, you will find three well-proportioned double bedrooms, each offering comfort and ample space. A stylish family bathroom serves this level, designed with modern fixtures and fittings. The top floor is dedicated to a spacious reception room, an ideal space for relaxation or entertaining guests. This room opens onto a balcony, where you can enjoy views of the surrounding area. Externally, the property features a driveway at the front, providing off-road parking. To the rear is a private, south-facing garden, featuring a decked area surrounded by various plants and shrubs, offering a serene outdoor retreat.

MUST BE VIEWED!





- Detached Three-Storey House
- Three Bedrooms
- Spacious Reception Room With Balcony
- Modern Kitchen Diner
- Study Room & Ground Floor Wet Room
- Stylish Bathroom
- Driveway
- South-Facing Rear Garden
- Solar Panels
- Popular Location





GROUND FLOOR

Entrance

7'1" x 3'11" (2.18m x 1.21m)

The entrance hall has tiled flooring, a radiator, a recessed spotlights and a single door providing access into the accommodation.

Hall

3'11" x 12'4" (1.20m x 3.77m)

The hall has tiled flooring, carpeted stairs, a radiator, recessed spotlights and two in-built storage cupboards.

Wet Room

4'5" x 7'3" (1.37 x 2.21m)

The wet room has a low level dual flush W/C, a wall-mounted wash basin, a shower fixture with an overhead rainfall shower and a handheld shower head, a heated towel rail, tiled walls, tiled flooring, recessed spotlights, an extractor fan and a obscure window to the front elevation.

Study

8'5" x 13'5" (2.57m x 4.10m)

The study has carpeted flooring, a radiator and a window to the front elevation.

Kitchen Diner

16'0" x 17'5" (4.89m x 5.33m)

The kitchen diner has a range of fitted base and wall units with worktops, an undermount sink and a half with drainer grooves, and a swan neck mixer tap, an integrated oven, hob, extractor fan, dishwasher, washing machine & fridge freezer, recessed spotlights, a radiator, tiled flooring, a window to the rear elevation and a patio door opening out to the rear garden.

FIRST FLOOR

Landing

7'1" x 13'0" (2.18m x 3.97m)

The landing has carpeted flooring, recessed spotlights, an in-built storage cupboard, a window to the side elevation, a single door providing access to the balcony and access to the first floor accommodation.

Master Bedroom

10'7" x 17'7" (3.24m x 5.36m)

The main bedroom has laminate wood-effect flooring, a radiator, a window to the rear elevation and a door opening out to a Juliet balcony.

Bedroom Two

12'4" x 9'0" (3.77m x 2.76m)

The second bedroom has carpeted flooring, a radiator and a window to the front elevation.

Bedroom Three

11'7" x 8'2" (3.54m x 2.49m)

The third bedroom has carpeted flooring, a radiator and a window to the front elevation.

Bathroom

6'3" x 7'1" (1.92m x 2.17m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, tiled flooring and a obscure window to the side elevation.

SECOND FLOOR

Landing

The landing has carpeted flooring, a radiator, recessed spotlights, a full-height window to the side elevation and a single door providing access to the balcony.

Living Room

19'8" x 17'5" max (6.00m x 5.33m max)

The living room has hardwood oak flooring, two radiators, two windows to the front elevation and a full-height window to the rear elevation with a single door providing access to the balcony.

Balcony

9'4" x 17'6" (2.86m x 5.35m)

The balcony has a Italian tiled patio area, courtesy lighting and a outdoor storage cupboard.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for two cars, access to the rear and courtesy lighting.

Rear

To the rear of the property is an enclosed private south-facing garden with a composite decked area, a variety of plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

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 - Nottingham City Council - Band D

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

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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.

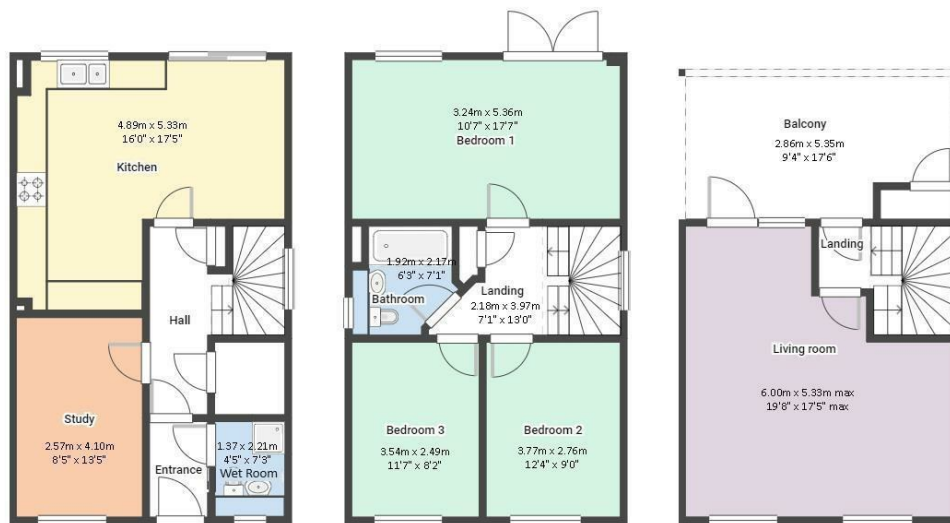
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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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