

# 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

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.

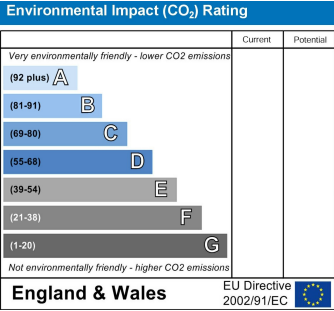
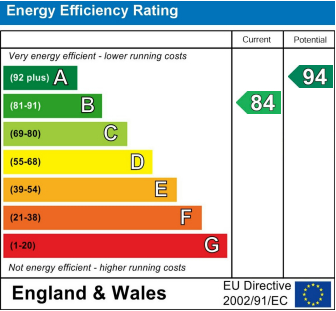
The vendor has advised the following:

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 licence 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.

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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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