

HoldenCopley

PREPARE TO BE MOVED

Wilford Crescent East, The Meadows, Nottinghamshire NG2 2EF

£350,000

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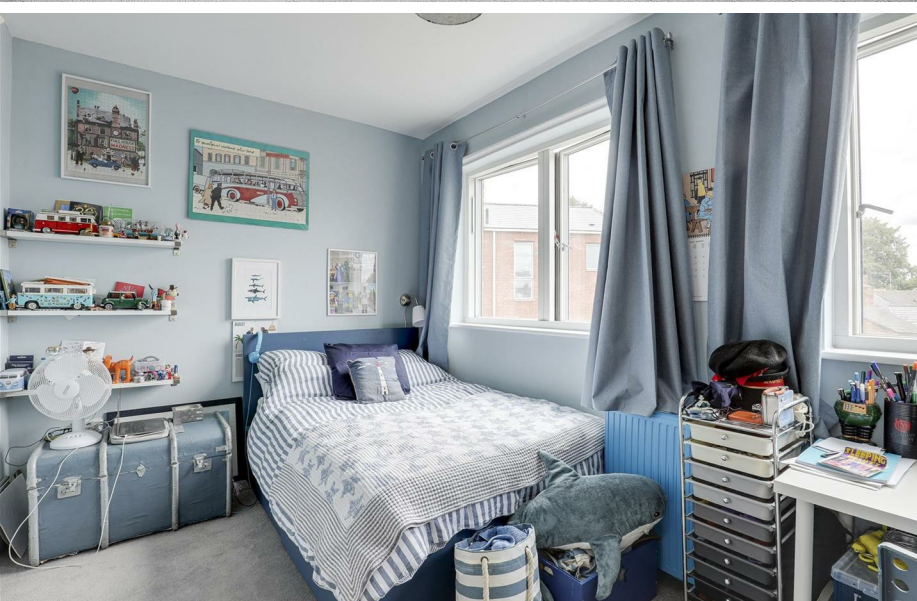


MODERN FAMILY HOME WITH SPACIOUS ACCOMMODATION...

This beautifully presented four-bedroom townhouse is just three years old and offers spacious, versatile living across three floors — perfect for a growing family looking to move straight in. Situated in a well-connected and convenient location, the property is within easy reach of a variety of local amenities, great schools, and excellent transport links — with the train station and city centre just a stone's throw away — making it ideal for commuters and families alike. The ground floor boasts an impressive open-plan living space, featuring a stylish Symphony kitchen complete with top-of-the-range integrated appliances, seamlessly flowing into a generous reception area. A W/C completes this level. To the first floor, there are two well-proportioned double bedrooms, serviced by a contemporary three-piece family bathroom suite. The second floor offers two further double bedrooms, a sleek three-piece shower room, and access to the loft for additional storage. The property benefits from a number of quality features including VELFAC windows and doors, Cromar easy-clean carpets, a Baxi Duo-Tech gas boiler, and a Honeywell Evohome smart heating system which can be scheduled or controlled remotely via app — ideal for modern living. Outside, to the front there is on-street permit parking, while to the rear, you'll find a private, low-maintenance garden with paved patio seating, slate chippings, and ample space for entertaining or relaxing. With its modern design, high-quality finishes, and prime location, this property offers a fantastic opportunity for any family seeking a stylish and move-in-ready home.

MUST BE VIEWED





- Terraced Three Storey Town House
- Four Double Bedrooms
- Open Plan Modern Fitted Kitchen & Reception Room
- Stylish Three Piece Bathroom Suite & En-Suite
- Ground Floor W/C
- Private Low Maintenance Garden
- Close To City Centre
- New Build Guarantee
- Beautifully Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance

6'2" x 5'10" (1.89m x 1.79m)

The entrance has an entrance mat, engineered oak flooring, carpeted stairs and a single composite door providing access into the accommodation.

W/C

5'9" x 3'2" (1.76m x 0.99m)

This space has a low level flush W/C, a wall-mounted wash basin, vinyl flooring with safetred, partially tiled walls, a radiator, recessed spotlights and an extractor fan.

Open Plan Kitchen & Reception Room

28'4" x 14'4" (8.65m x 4.38m)

This space has a range of fitted base and wall units by Symphony with acrylic based resin worktops by Karonia and a tiled splashback, an integrated Neff N50 double oven, Indesit fridge-freezer, Indesit dishwasher and Indesit washing machine, a Bosch series 4 induction hob with a Zanussi extractor hood, a stainless steel undermount sink and a half with a swan neck mixer tap, engineered oak flooring, a radiator, a built-in cupboard, recessed spotlights, Aluminium double-glazed windows to the front and rear elevations and a single door providing access out to the garden.

FIRST FLOOR

Landing

9'7" x 8'10" (2.94m x 2.71m)

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation.

Bedroom Two

14'5" x 8'11" (4.40m x 2.74m)

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

Bedroom Four

14'5" x 5'1" (4.40m x 1.57m)

The fourth bedroom has Aluminium double-glazed windows to the front elevation, carpeted flooring and a radiator.

Bathroom

9'7" x 5'1" (2.93m x 1.57m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, vinyl flooring with safetred, a heated towel rail, recessed spotlights and an extractor fan.

SECOND FLOOR

Landing

9'8" x 9'1" (2.95m x 2.79m)

The landing has carpeted flooring, a radiator, a sun tunnel, access into the loft and provides access to the second floor accommodation.

Master Bedroom

14'4" x 9'1" (4.38m x 2.79m)

The main bedroom has Aluminium double-glazed windows to the front elevation, carpeted flooring and a radiator.

Bedroom Three

14'5" x 8'11" (4.40m x 2.73m)

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

Bathroom

6'6".311'8" x 4'11" (2.95m x 1.50m)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted shower enclosure with a mains-fed shower, vinyl flooring with safetred, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan and a sun tunnel.

OUTSIDE

Front

To the front is on street parking for permit holders.

Rear

To the rear is a private low maintenance garden with a paved patio seating area, slate chippings, mature shrubs and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

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

Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Any shared or communal facilities? pathways

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

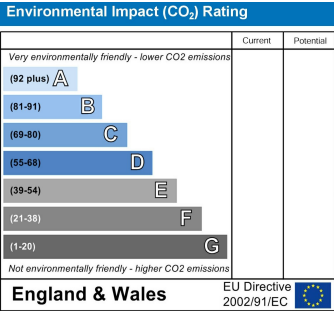
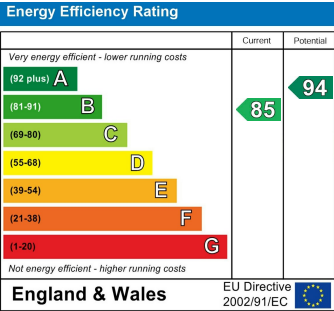
Service Charge in the year marketing commenced (£PA): £237.20

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. 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.

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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.



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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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