

HoldenCopley

PREPARE TO BE MOVED

Houseman Gardens, The Meadows, Nottinghamshire NG2 2HX

Guide Price £425,000 - £450,000

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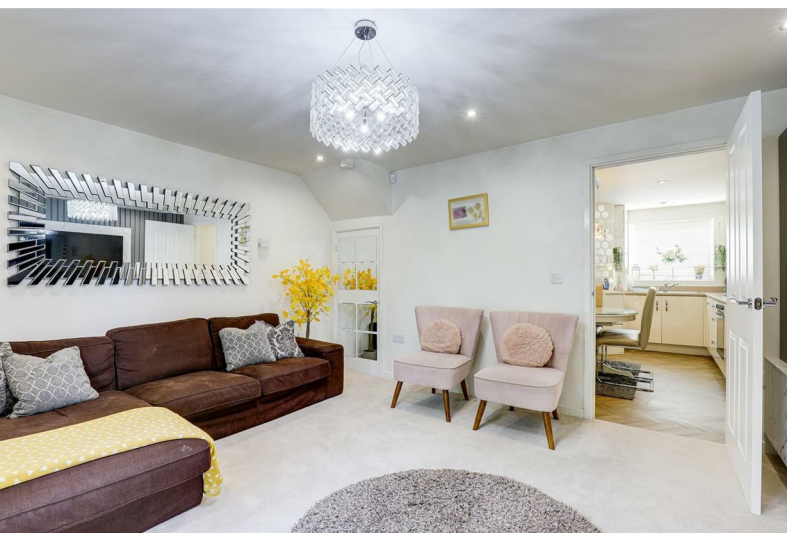


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IMPRESSIVE THREE-STOREY HOME...

Situated in a highly sought-after and convenient location, this four-bedroom detached home offers the perfect balance of city living and comfort. Just a short walk from Nottingham City Centre, residents can enjoy easy access to a wide range of shops, restaurants, schools, and attractions. Nearby, the Castle Marina Retail Park provides further retail and leisure options, while excellent transport links, including Nottingham Railway Station and Nottingham Bus Station, ensure seamless connections across the country - with direct routes to London, Manchester, and East Midlands Airport. Spanning across three storeys, this home offers ample living and storage space for the family. Internally, the ground floor welcomes you with a bright entrance hall, opening into a stylish, modern fitted kitchen complete with sleek cabinetry and space for a dining table. The layout flows into a contemporary living room, featuring a striking media wall with an electric fireplace and double French doors that open directly onto the rear garden. Upstairs, the first floor of the property hosts two double bedrooms, each benefitting from fitted wardrobes, serviced by a three piece family bathroom suite. The second floor is home to the master bedroom with fitted wardrobes and an en-suite, as well as a second double bedroom with fitted wardrobes. Externally, this home enjoys a desirable position at the end of a quiet cul-de-sac. To the front, there is a driveway with a carport providing sheltered off-street parking, complete with an EV charging point. The frontage also features a gravelled area with raised planters. To the rear, the garden has been thoughtfully designed for both relaxation and entertaining, offering a paved patio seating area, a covered decked area with a sunken hot tub, a further decked seating area with a pergola, a lawn, a garden shed, and an array of mature plants and shrubs.

MUST BE VIEWED





- Freehold, Detached Three-Storey Family Home In A Quite Cul-De-Sac
- Four Double Bedrooms - All With Fitted Wardrobes
- Modern Kitchen & Bathrooms - Fully Upgraded Fittings
- Family Bathroom & En-Suite
- Fully Landscaped Double-Sized Gardens - Front & Rear
- Large Aluminium Glass Veranda With Hot Tub & Composite Decking
- Prime Location - Next To Outstanding-Rated Primary School, Playground & Shops, Excellent Transport Links
- Carport For Three Cars, Additional Off-Road Parking & EV Charging Point
- Immaculately Presented & Move-In Ready
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'6" x 7'3" (1.09m x 2.22m)

The entrance hall has carpeted flooring and stairs, a thermostat, and a single composite door providing access into the accommodation.

W/C

4'8" x 3'3" (1.42m x 0.99m)

This space has a low level flush W/C, a wall-mounted wash basin with a mixer tap and splashback, wood-effect flooring, a radiator, and a UPVC double-glazed obscure window to the front elevation.

Kitchen

11'6" x 13'3" (3.52m x 4.06m)

The kitchen has a range of fitted gloss base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and a drainer, an integrated oven and gas hob with a stainless steel splashback and an extractor fan, space for an American-style fridge freezer, an integrated dishwasher, herringbone-style flooring, a radiator, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Living Room

14'4" x 11'8" (4.37m x 3.56m)

The living room has carpeted flooring, a radiator, a bespoke built media wall with a tv-point, built-in shelving and a recessed feature electric fireplace, an understairs cupboard, recessed spotlights, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

18'7" x 6'3" (5.67m x 1.92m)

The landing has carpeted flooring and stairs, a radiator, a built-in storage cupboard, a UPVC double-glazed window to the front elevation, and access to the first floor accommodation.

Bedroom Three

8'8" x 12'6" (2.65m x 3.82m)

The third bedroom has carpeted flooring, a fitted sliding door mirrored wardrobe, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

9'5" x 8'0" (2.88m x 2.46m)

The fourth bedroom has carpeted flooring, a fitted sliding door mirrored wardrobe, a radiator, and a UPVC double-glazed window to the front elevation.

Bathroom

8'0" x 6'7" (2.46m x 2.02m)

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Upper Landing

6'4" x 5'4" (1.95m x 1.65m)

The upper landing has carpeted flooring, a radiator, a built-in storage cupboard, a UPVC double-glazed window to the side elevation, and access to the second floor accommodation.

Master Bedroom

9'1" x 12'7" (2.77m x 3.84m)

The main bedroom has carpeted flooring, a fitted sliding door mirrored wardrobe, a radiator, a UPVC double-glazed window to the front elevation, and access to the en-suite.

En-Suite

7'10" x 5'5" (2.41m x 1.66m)

The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12'8" x 10'2" (3.86m x 3.10m)

The second bedroom has carpeted flooring, a fitted mirrored door wardrobe, a built-in storage cupboard, a radiator, and two UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway with a carport providing sheltered off-street parking and an EV charging point, gated access to the rear garden, a gravelled area with raised planters, and boundaries made up of bricks, fence panelling and metal picket fencing.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a covered decked area with a sunken hot tub, a decked seating area with a pergola, a lawn, a shed, mature plants and bushes, an outdoor sink, an outdoor tap and sockets, gated access, and boundaries made up of brick wall and fence panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 66 Mbps (Highest available download speed) 18 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

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 B

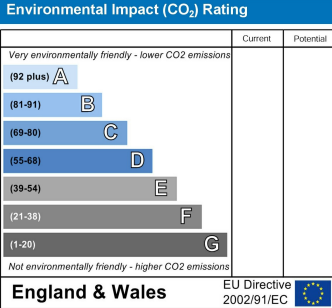
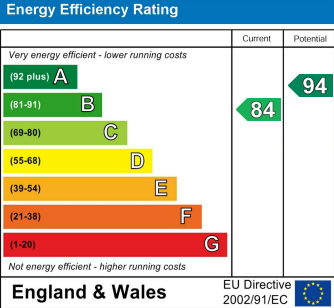
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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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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