

# HoldenCopley

PREPARE TO BE MOVED

Mariner Street, Nottingham, Nottinghamshire NG2 4DU

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£1,500 PCM



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## PERFECT FOR A RANGE OF TENANTS...

Be the first to live in this stunning, newly built terrace home, available to rent in the heart of Trent Basin, perfect for a range of tenants looking to seek an eco-conscious riverside community, offering a perfect blend of urban convenience and natural beauty, this sought-after location is nestled along the River Trent with Colwick Country Park just moments away.

Constructed to an outstanding standard with high-quality materials and thoughtful design, this home combines energy-efficient features with exceptional craftsmanship—resulting in low running costs and a stylish, comfortable living environment.

Designed for modern living, this stylish home features a neutral palette, smartly optimized spaces, and energy-efficient elements—ready for you to make it your own.

Step inside through the secure entrance into a welcoming hallway, providing a sense of separation from the outside world. A convenient downstairs WC/Utility area adds to the practicality of the space. The open-plan kitchen, living, and dining area is bathed in natural light, seamlessly extending into the private garden—perfect for relaxation and entertaining.

Upstairs, two spacious double bedrooms share a sleek and contemporary bathroom.

The top floor is dedicated to the luxurious master suite, complete with an en-suite bathroom and an impressive private terrace—ideal for unwinding and escapism.

Trent Basin is designed with community in mind, featuring thoughtfully planned shared streets and convenient on-street parking.

Don't miss the chance to call this exceptional home yours—schedule a viewing today!

AVAILABLE NOW





- Brand New Energy Efficient Townhouse
- Three Bedrooms/Two Bathrooms
- Open Plan Kitchen/Dining Area
- Downstairs WC/Utility Area
- Three Piece Bathroom Suite & En-Suite To Master Bedroom
- Rear Enclosed Garden & Private Balcony Access
- Modern Neutral Decor Throughout
- Situated On An Exclusive Development
- Low Energy Home, EPC B
- 360 Virtual Tour











ACCOMMODATION

GROUND FLOOR

Entrance Hall

14'3" x 6'7" (4.35m x 2.02m)

The entrance hall has bamboo flooring and carpeted stairs, recessed ceiling spotlights, smoke alarm, In-built storage cupboard, provides access to the WC/utility, radiator and a single composite door providing access into the accommodation

WC/Utility

5'4" x 6'7" (1.64m x 2.01m)

This area has partially tiled walls, recessed ceiling spotlights, a range of fitted base units with fitted worksurfaces, a wall mounted heated towel rail, low level dual flush WC and a floating washbasin with mixer taps and an extractor fan

Kitchen

7'0" x 20'4" (2.14m x 6.21m)

The kitchen area has bamboo flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, integrated oven with electric hobs and a extractor unit, undermount stainless steel sink and a half with a recessed drainer and mixer taps, integrated dishwasher, integrated washing machine, integrated fridge/freezer, radiator, open plan to the living area and a timber Velfac double glazed window externally aluminium with fitted blinds

Living Room

14'0" x 9'1" (4.27m x 2.79m)

The living room has bamboo flooring, two radiators, a range of timber double glazed windows and a timber single door both aluminium externally providing access to the rear garden

FIRST FLOOR

Landing

3'3" x 11'5" (1.01m x 3.49m)

The landing has carpeted flooring and stairs, recessed ceiling spotlights, radiator, smoke alarm and provides access to the first floor accommodation

Bedroom Two

14'0" x 10'9" (max) (4.27m x 3.30m (max))

The second bedroom has carpeted flooring, radiator and a range of timber double glazed windows externally aluminium with fitted blinds

Bedroom Three

13'11" x 9'1" (max) (4.26m x 2.78m (max))

The third bedroom has carpeted flooring, two timber double glazed windows externally aluminium with fitted blinds and a radiator

Bathroom

7'1" x 7'2" (2.16m x 2.18m)

The bathroom has Tarkett sheet flooring, partially tiled walls, recessed ceiling spotlights, wall mounted heated towel rail, low level dual flush WC, pedestal washbasin with mixer taps, panelled bath with mixer taps, wall mounted mains-fed shower and a shower screen and an extractor fan

SECOND FLOOR

Landing Two

3'2" x 3'2" (0.97m x 0.97m)

The second landing has carpeted flooring and provides access to the second floor accommodation

Master Bedroom

22'11" x 10'7" (7.01m x 3.24m)

The main bedroom has carpeted flooring, two radiators, provides access to the en-suite and a range of timber double glazed windows and single door aluminium externally with fitted blinds providing access to outside terrace

En Suite

9'2" x 4'6" (2.81m x 1.39m)

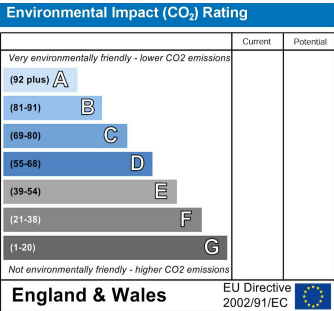
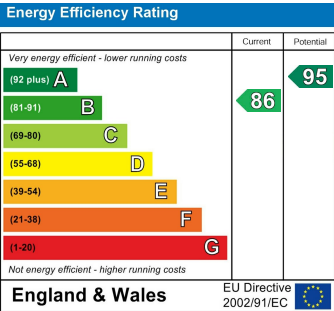
The en-suite has partially tiled walls, recessed ceiling spotlights, wall mounted heated towel rail, wall mounted low level dual flush WC, pedestal washbasin with mixer taps, a double shower enclosure with a wall mounted mains-fed shower, extractor fan and a timber double glazed obscure window externally aluminium with a fitted blind

OUTSIDE

Outside to the rear is a low maintenance enclosed garden with a lawned area and a paved seating area with a fence surround and gated access

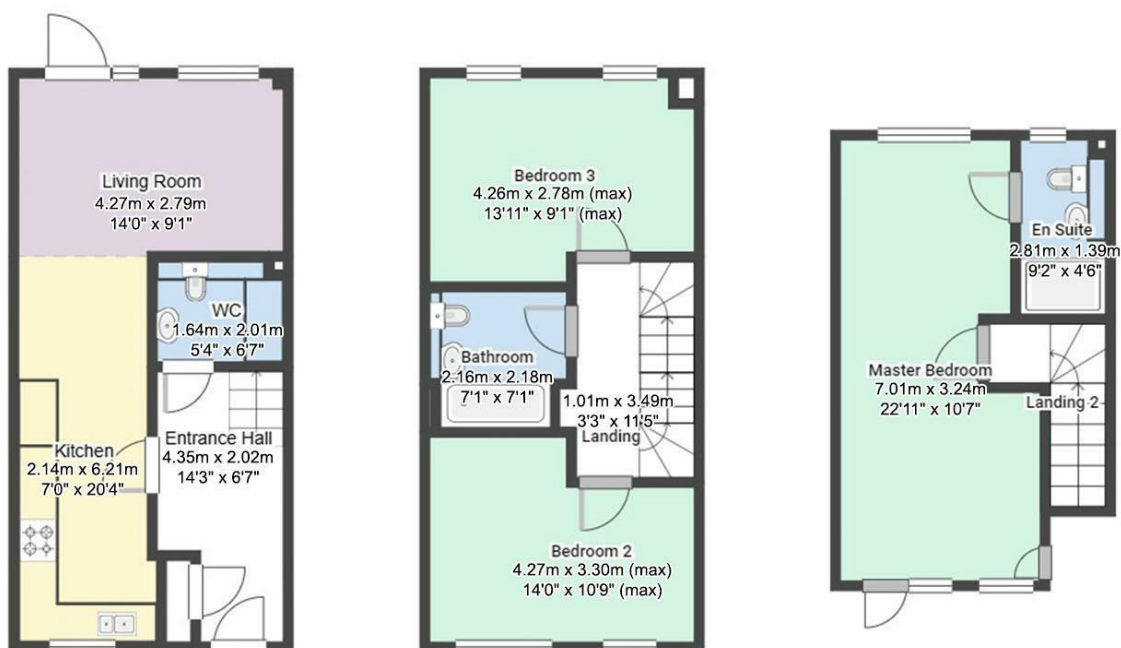
Outdoor Terrace

The outside terrace has a wooden decked area with a pergola



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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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