

# HoldenCopley

PREPARE TO BE MOVED

Bedford Row, Fruit Market, Nottingham NG1 1BL

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£1,800 PCM

Bedford Row, Fruit Market, Nottingham NG1 IBL



## PREPARE TO BE IMPRESSED...

Welcome to this exceptional brand-new four-bedroom mid-terrace home, located in the heart of Trent Basin—a thriving, eco-friendly riverside community just minutes from Nottingham city centre. Offering the perfect balance of modern city living and tranquil natural surroundings, this beautifully designed property is ready to become your ideal home.

Positioned along the scenic River Trent and within walking distance of Colwick Country Park, this contemporary residence is designed with both style and comfort in mind. The neutral décor, energy-efficient features, and well-planned layout create a bright and inviting atmosphere throughout. Upon entering, the hallway leads to a convenient downstairs WC before opening into a spacious open-plan kitchen/dining/ living space. Bathed in natural light, this area flows effortlessly into the private garden—perfect for both relaxation and entertaining. The sleek, modern kitchen is equipped with high-quality integrated appliances, combining elegance with functionality.

Spanning three floors, this home provides adaptable living space to suit families or professionals alike. The first floor hosts two generously sized double bedrooms and a stylish family bathroom suite, featuring a private stunning private balcony. The top floor is dedicated to the impressive principal bedroom with an additional double bedroom serviced by a second contemporary bathroom suite—creating a luxurious retreat.

Designed with a strong sense of community in mind, Trent Basin offers well-planned shared spaces and convenient on-street parking. To fully appreciate all this home has to offer, arrange a viewing today—we'd love to show you around!

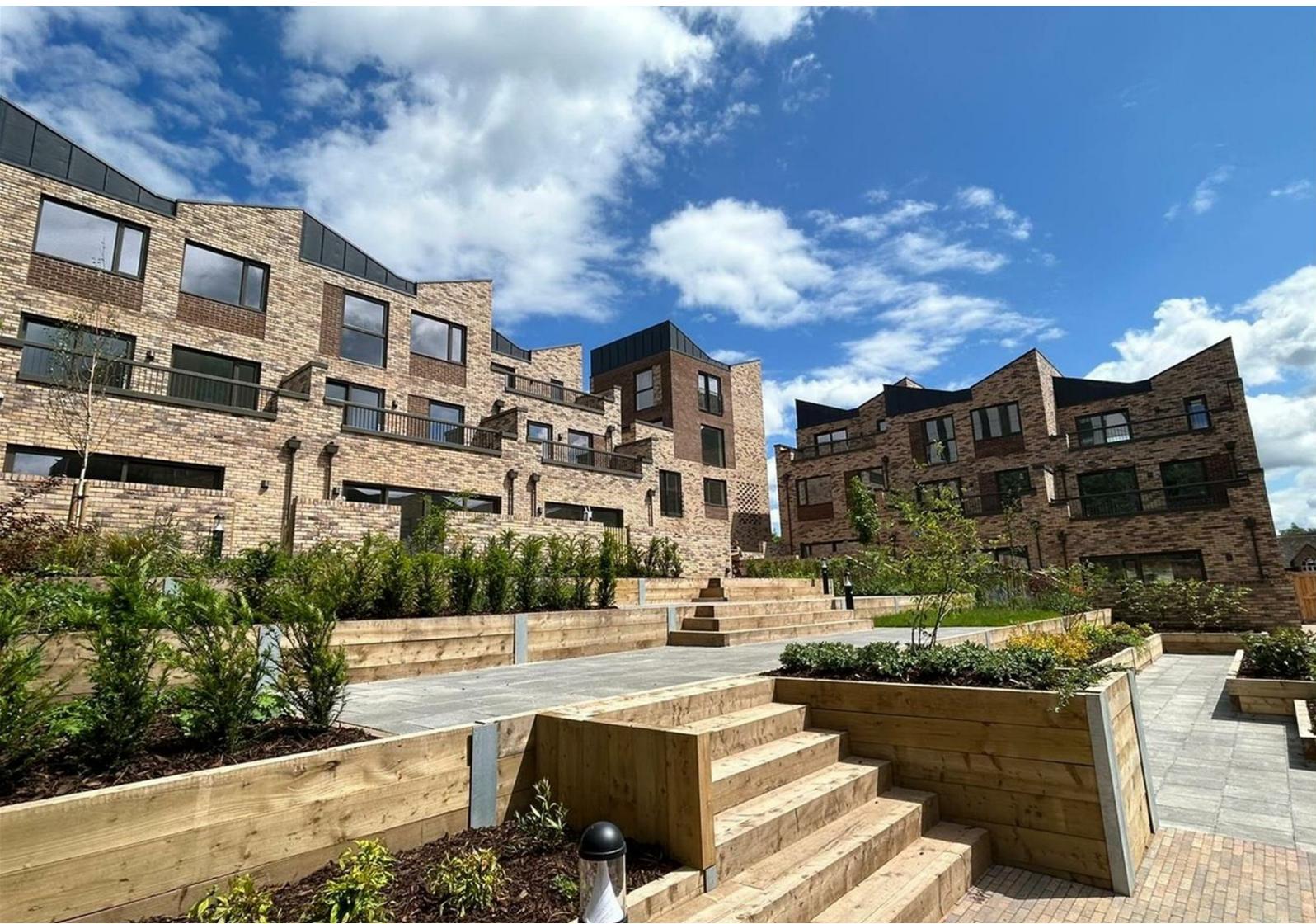
AVAILABLE NOW!





- Brand New Eco-Friendly Mid Townhouse
- Four Bedrooms
- Open Plan Kitchen/Living/Dining Area
- Three Piece Bathroom Suite/ Separate Three Piece Shower Suite & Downstairs WC
- Air Source Heat Pump & Underfloor Heating To Ground Floor
- Balcony Access & Private Enclosed Garden
- Un-Furnished
- Modern Neutral Decor Throughout
- Situated On An Exclusive Development In City Centre Location
- 360 Virtual Tour





## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

The entrance hall has wood effect flooring and carpeted stairs, wall mounted alarm panel, smoke alarm and a single composite door providing access into the accommodation

#### WC

5'10" x 2'11" (1.80m x 0.90m)

This area has tiled flooring, partially tiled walls, recessed ceiling spotlights, low level dual flush wall mounted WC, chrome wall mounted heated towel rail and a floating washbasin with a mixer tap

#### Kitchen Living Space

18'1" max x 30'1" max (5.53m max x 9.17m max)

The kitchen area has wood effect laminate flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, undermount sink and a half with mixer taps and a recessed drainer, integrated oven with an electric hob and extractor unit, integrated fridge/freezer, integrated dishwasher, integrated washing machine, smoke alarm and a double glazed window  
The living/dining area has wood effect laminate flooring, in-built storage cupboard, double glazed windows and double glazed French doors leading to the rear garden

### FIRST FLOOR

#### Landing

The landing has carpeted flooring, smoke alarm and provides access to the first floor accommodation

#### Master Bedroom

18'2" max x 10'8" max (5.54m max x 3.27m max)

The main bedroom has carpeted flooring, radiator, double glazed window and double glazed sliding doors providing access to the balcony

#### Bedroom Two

12'9" x 8'2" (3.89m x 2.51m)

The second bedroom has carpeted flooring, radiator and a double glazed window

#### Bathroom

6'2" x 9'8" (1.90m x 2.95m)

The bathroom has tiled flooring, partially tiled walls, recessed ceiling spotlights, low level dual flush wall mounted WC, vanity washbasin with mixer taps, wall mounted chrome heated towel rail, shaving point, extractor fan, panelled bath with mixer taps, a wall mounted mains-fed waterfall shower and a separate shower over with a shower screen and a double glazed obscure window

## SECOND FLOOR

#### Landing

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

#### Bedroom Three

18'1" max x 12'2" max (5.53m max x 3.73m max)

The third bedroom has carpeted flooring, loft hatch, radiator and two double glazed windows

#### Bedroom Four

11'3" x 8'5" (3.45m x 2.57m)

The fourth bedroom has carpeted flooring, radiator and a double glazed window

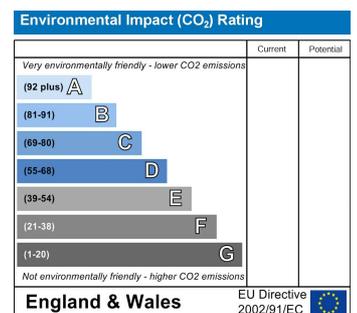
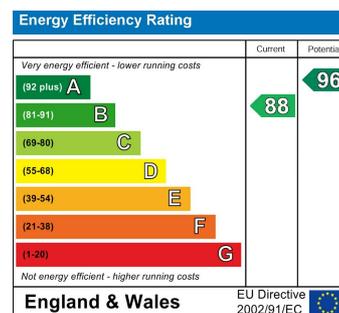
#### Bathroom

9'3" x 6'2" (2.84m x 1.90m)

The bathroom has tiled flooring, partially tiled walls, recessed ceiling spotlights, vanity washbasin with mixer taps, low level dual flush wall mounted WC, wall mounted chrome heated towel rail, walk-in shower enclosure with a wall mounted mains-fed waterfall shower with a separate shower over, shaving point, extractor fan and a double glazed obscure window

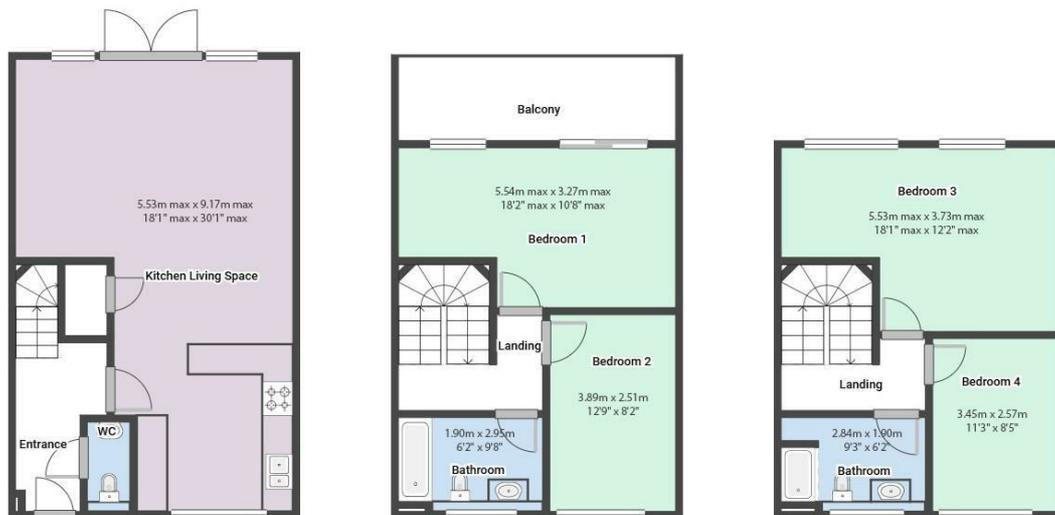
## OUTSIDE

Outside to the front is a pathway leading to the accommodation and to the rear is access to the balcony offering City views along with a low maintenance enclosed garden with a paved seating area and a range of decorative plants and shrubs



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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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