

# HoldenCopley

PREPARE TO BE MOVED

Mariner Street, Nottingham, Nottingham NG2 4DU

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£1,400 PCM

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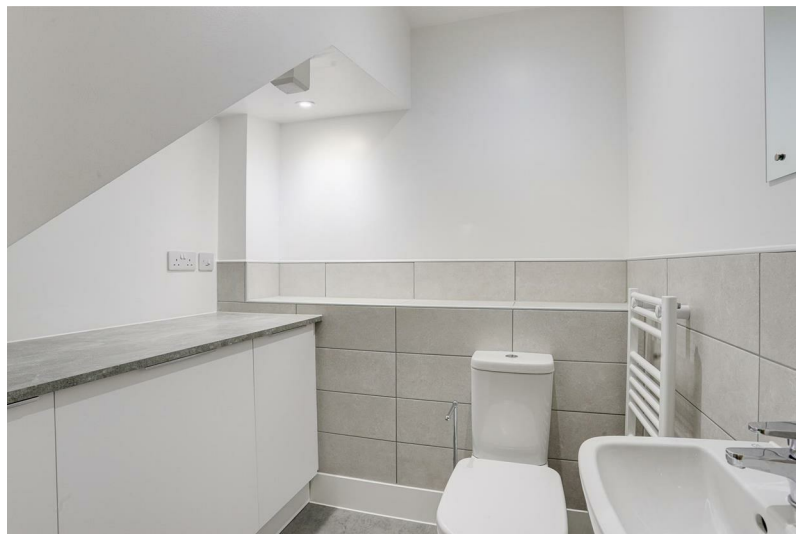
## CALM, RIVERSIDE OASIS IN THE HEART OF NOTTINGHAM..

Welcome to this stunning, brand-new terrace home in the heart of Trent Basin development—a vibrant, eco-friendly riverside community just minutes from Nottingham city centre. Offering the perfect blend of modern city convenience and peaceful natural surroundings, this beautifully designed home is ready for you to make your own.

Nestled along the picturesque River Trent, with Colwick Country Park just a short walk away, this contemporary home is thoughtfully designed for comfort and style. The neutral décor, energy-efficient features and smart layout create a bright and welcoming atmosphere from the moment you step inside. The entrance hallway leads to a convenient downstairs WC and utility area before opening into a spacious, open-plan kitchen/dining and living space. Flooded with natural light, this inviting area seamlessly extends to a private garden, making it ideal for both relaxation and entertaining. The kitchen itself is sleek and stylish, complete with high-quality integrated appliances.

On the first floor, two generously sized double bedrooms share a modern and elegant bathroom. The top floor is dedicated to a luxurious master suite, featuring its own private en-suite, a dressing area and a stunning private terrace—a perfect retreat to unwind and take in the surroundings.

Designed with community living in mind, Trent Basin offers well-planned shared spaces and convenient on-street parking. A home like this is best experienced in person, so get in touch today to arrange a viewing—we would love to show you around!





- 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

15'4" x 6'6" max (4.68m x 2.00m max)  
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

5'5" x 6'6" (1.66m x 1.99m)  
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

Open Plan Living/Kitchen Area

30'7" x 13'11" max (9.34m x 4.26m max)  
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  
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

11'4" x 4'1" min (3.46m x 1.25m min)  
The landing has carpeted flooring and stairs, recessed ceiling spotlights, radiator, smoke alarm and provides access to the first floor accommodation

Bedroom Two

13'11" x 12'5" max (4.26m x 3.79m max)  
The second bedroom has carpeted flooring, radiator and a range of timber Velfac double glazed windows externally aluminium with fitted blinds

Bedroom Three

14'0" x 10'2" max (4.27m x 3.10m max)  
The third bedroom has carpeted flooring, two timber Velfac double glazed windows externally aluminium with fitted blinds and a radiator

Bathroom

6'11" x 7'3" (2.11m x 2.22m)  
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, an extractor fan and a timber Velfac double glazed obscure window externally aluminium with fitted blinds

SECOND FLOOR

Second Floor Landing

5'1" x 2'9" min (1.55m x 0.85m min)  
The second landing has carpeted flooring , recessed ceiling spotlights, smoke alarm, loft hatch, a timber double glazed Velfac window externally aluminium with fitted blinds and provides access to the second floor accommodation

Master Bedroom

15'4" x 10'7" max (4.68m x 3.24m max)  
The main bedroom has carpeted flooring, radiator, a range of timber double glazed Velfac window aluminium externally with fitted blinds, provides access to the en-suite and internal sliding doors providing access to the dressing room

En Suite

4'6" x 9'4" (1.39m x 2.86m)  
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 walk-in shower enclosure with a wall mounted mains-fed shower, extractor fan and a timber double glazed Velfac obscure window externally aluminium with a fitted blind

Dressing Room

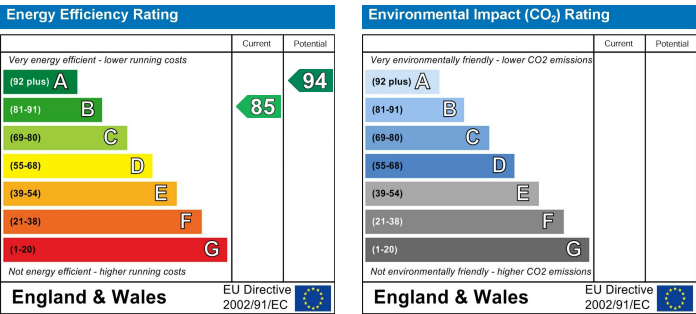
5'1" x 7'6" (1.55m x 2.29m)  
The dressing room has carpeted flooring, radiator and a single timber Velfac door aluminium externally providing access to the balcony with fitted blinds

Outdoor Terrace

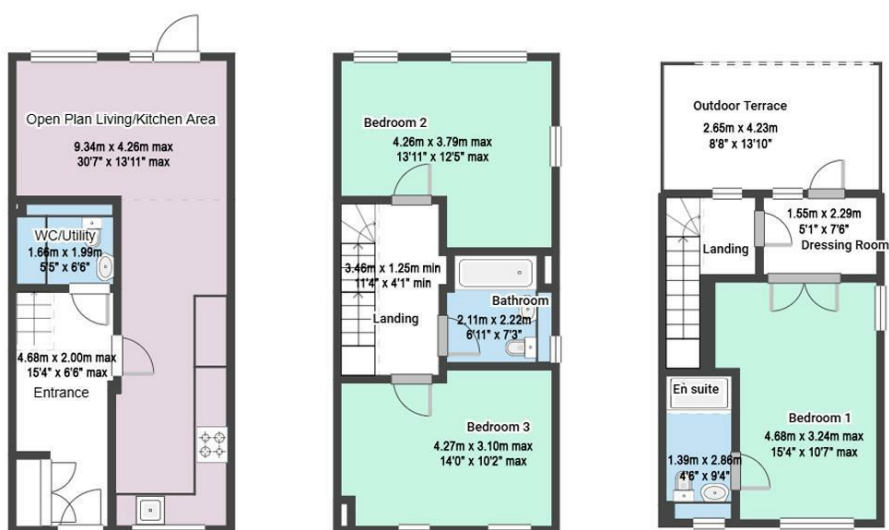
8'8" x 13'10" (2.65m x 4.23m)  
The outside terrace has a wooden decked area

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



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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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# 01158228800

4 Croft Road, Arnold, Nottingham, NG5 7DX

[lettings@holdencopley.co.uk](mailto:lettings@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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