



**The Fruit Market, Nottingham NG1 1EA**

welcome to

## The Fruit Market, Nottingham

- Newly Built Town House in the City Centre
- Three Bedrooms
- Low Energy Homes with Air Source Heat Pump
- Open Plan Kitchen Living Dining Room
- Outdoor Terraces To First And Second Floor

Tenure: Freehold EPC Rating: Exempt

£390,000

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### The Fruit Market

The Fruit Market offers an eclectic mix of 2, 3 and 4 bedroom homes created by Blueprint, a local developer with a proven track record of delivering award winning, design-led, low energy homes.

Located adjacent the bustling Sneinton Market, a thriving cluster of independent businesses including a coffee shop and roastery, sourdough bakery, bean to bar chocolate makers and craft beer brewery.

### Low Energy-High Specification

Insulation - levels of insulation at Fruit Market go beyond building regulations and most modern homes, the very fabric of the homes will significantly reduce the need for heating throughout the year.

Heat Pump - the future of home heating and hot water, air source heat pumps use electricity not gas and are up to 300% efficient, using one unit of electricity to produce 3 units of heat.

Underfloor Heating - a perfect pairing with a heat pump, the ground floor of a Fruit Market home has underfloor heating throughout - no more cold feet in winter!

Nordan Windows - renowned for their excellent thermal efficient and durability, Nordan windows are designed in Norway and have timber on the inside and aluminium on the outside. A beautiful aesthetic combined with outstanding performance.

### Ground Floor

The ground floor provides a large open-plan kitchen, dining and living space with large sliding doors leading to the private rear patio and courtyard garden beyond.

### Kitchen Living Dining Room

Open plan space with fitted kitchen with a range of wall and base units, integrated oven, hob, fridge-freezer, and extractor.

Living / Dining space with sliding doors to patio area - perfect for entertaining.

### Wc

Downstairs WC, wash hand basin.

### First Floor

On the first floor there are two bedrooms and a bathroom. The larger of the bedrooms benefits from an outdoor terrace and could be used as a spacious lounge area.

### Second Floor

On the second floor there is a double bedroom with dressing area. The bedroom benefits from another outdoor terrace and could be used as a spacious lounge area.

### Outside

Outside offers a private rear patio and a roof terrace to the first and second floor. The home also benefits from a generous communal courtyard garden.

### About The Developer, Blueprint

Blueprint has been delivering low energy, design-led homes across the East Midlands for over 17 years. Designed with the future in mind, our homes put people and the planet first. Passionate about great design and genuine sustainability, we develop in urban areas and provide a bespoke design for each location. We blend old and new, creating contemporary homes that respect and respect the context of their surroundings.

### Information

Images used are CGI or show home photos and may not represent the plot offered. Information, measurements and finishes are subject to change.

Local Authority permit controlled on-street parking.



**Property Ref:**  
NVS116291 - 0003

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