



**Trent Bridge Quays Culvert Rise, Nottingham NG2 3EX**

**welcome to**

**Trent Bridge Quays Culvert Rise, Nottingham**

**\*\*\*TRENT BRIDGE QUAYS\*\*\***

146 SQFT LARGE SOUTH FACING ROOF TERRACE - LAST FEW 3 BEDROOM HOMES REMAINING! Three double bedrooms, ensuite to master bedroom, separate kitchen & living room. Luxury specification throughout. Low running costs, EPC rated B, EV charging point. Already 60% sold!



## **Trent Bridge Quays**

Trent Bridge Quays is a uniquely placed development positioned on the bank of the River Trent, with beautiful water views and is superbly placed to enjoy everything waterside living and West Bridgford living have to offer. With West Bridgford and all of its local amenities being within such a short walk and the long and relaxing walk alongside the River Trent available to any discerning buyers.

### **Entrance**

Luxury Vinyl Tile flooring. Stairs leading to first floor and door to kitchen/dining area.

### **Kitchen / Dining**

Kitchen diner space perfect for families and professional couples to host and entertain in, Fitted kitchen including integrated fridge freezer, dishwasher, washer/dryer, single oven and electric hob.

Luxury Vinyl Tiling to floor, and large windows to the front of the property.

Leading through to internal lobby providing access to WC and door to lounge.

### **Living Room**

Living room, with fitted carpets, TV points and door to large under stairs storage cupboard.

Patio doors leading to a well-proportioned rear garden with patio area and turf.

### **First Floor**

First floor landing with doors to bedroom 2, bedroom 3 and family bathroom.

### **Family Bathroom**

Family Bathroom, with bath with mains shower over, WC and hand wash basin with vanity unit under.

Heated towel rail, Porcelanosa full height tiling to walls and Porcelanosa tiled flooring.

### **Bedroom Two**

Generous Double bedroom with window overlooking rear garden.

Fitted carpet, chrome sockets and tv point.

### **Bedroom Three**

Generous Double bedroom with window overlooking the front of the property.

Fitted carpet, chrome sockets and tv point.

### **Second Floor / Master Bedroom**

Master bedroom, vaulted ceilings and balcony to front and rear of the property.

Access to walk in wardrobe space and master ensuite.

Fitted carpets, chrome sockets and tv point

### **Ensuite**

Large walk in shower. WC and hand wash basin with vanity unit under. Heated towel rail, Porcelanosa full height tiling to walls and Porcelanosa tiled flooring.



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## Trent Bridge Quays Culvert Rise, Nottingham

- Phase II three bedroom town house with enhanced specification
- Allocated car parking space with EV car charging point
- Council Tax Band TBC
- Enclosed south facing rear garden plus 146 sqft roof terrace
- Fully fitted modern kitchen with integrated appliances

Tenure: Freehold EPC Rating: Exempt

# £420,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBF102926 - 0005

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