



The Sherwood Trent Lane, Nottingham NG2 4DS



welcome to

The Sherwood Trent Lane, Nottingham

The Sherwood, a fantastic 2 bedroom home on the Pelham Waterside II development. The perfect home for first time buyers or downsizers, looking to benefit from low running costs in a low maintenance home. Includes flooring throughout in a range of luxury vinyl tile.

Pelham Waterside Two

Built to a high specification, Pelham Waterside embraces sustainability, community and nature. A selection of high quality two and three storey homes, each benefitting from their own private rear garden and parking. The striking modern design of the homes include large double glazed windows to maximize daylight.

Ground Floor

Enter The Sherwood into the hallway providing access to the stairs, cloakroom, kitchen and the living dining room.

Kitchen

12' 7" x 8' (3.84m x 2.44m)

Fitted contemporary Wren kitchens with Autograph or Shaker doors with luxury laminate worktops in a choice of colour finishes. Modern integrated appliances including fridge freezer, dishwasher and washer drier, electric oven and hob. Recessed spotlighting, glass splashback to oven and extractor hood and choice of flooring colours in a luxury vinyl tile.

Living/dining Room

15' 7" x 13' 5" (4.75m x 4.09m)

Spacious living diner with convenient under stairs storage cupboard. Large window to the side elevation and patio doors to the rear allowing an abundance of natural light into the room.

First Floor

The hallway on the first floor offers an additional two storage cupboards and access to the bedrooms and family bathroom.

Bathroom

White sanitary ware with chrome fittings and LED

recessed spotlights. Shower over bath with a glass shower screen. Ladder style radiator plus choice of wall tiles and flooring colours in a ceramic tile.

Bedroom One

En-Suite

Shower room with a choice of wall tiles and flooring colours in a ceramic tile.

Bedroom Two

12' 2" x 8' 4" (3.71m x 2.54m)

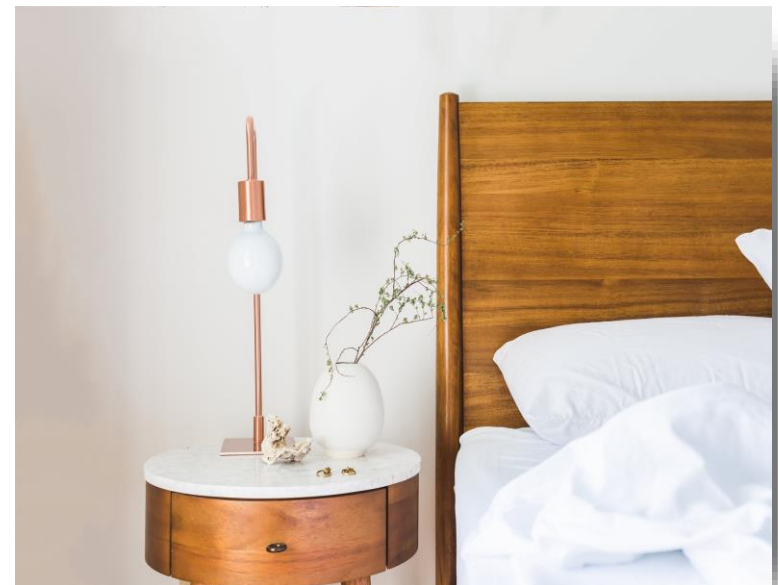
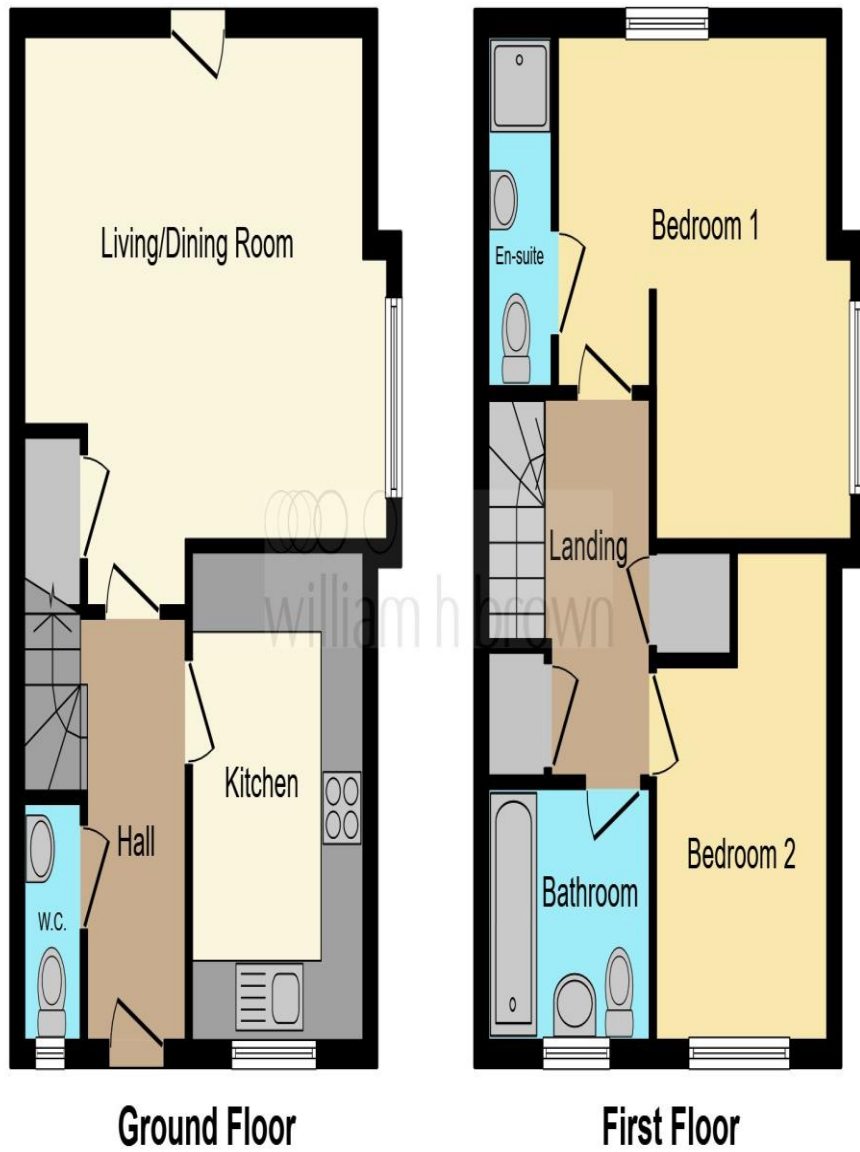
Double bedroom located to the front of the home with a single window.

External

EV car charging points are fitted to selected plots. Rear gardens are turfed with a paved patio area and an outside tap.

Our Promise To You

All of the new homes at Pelham Waterside have a 10 year new homes warranty. Pelham Homes will continue to manage the shared areas on the development after all the homes are sold.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Brand new 2 bedroom house located on the Pelham Waterside Two development.
- New build low running costs - predicted energy rating B.
- EV car charging points to selected plots
- High specification homes with flooring throughout, integrated appliances and Porcelanosa bathroom suites
- Gas central heating with smart wireless controller.

Tenure: Freehold EPC Rating: Exempt



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Property Ref:
WBF102938 - 0011

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