



Pelham Waterside Trent Lane, Nottingham NG2 4DS



welcome to

Pelham Waterside Trent Lane, Nottingham

PELHAM WATERSIDE

The WILFORD- A charming 3 bedroom, 3 storey home with the benefit of a first floor study and stunning roof terrace on the second floor. Providing an abundance of outside space in a new build low energy home. Flooring throughout in a range of luxury vinyl tile, carpets and tiles.



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 and open plan living spaces.

Ground Floor

Enter The Wilford into the hallway providing access to the stairs, under stairs storage cupboard, cloakroom and the open plan kitchen living dining room.

Kitchen/Living/Diner

15' 7" x 7' 7" (4.75m x 2.31m)

Sizeable living / dining space perfect for entertaining family and guests, with patio doors providing access to the rear garden. 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.

First Floor

The hallway on the first floor provides access to bedrooms two and three, a study and family bathroom.

Bathroom

White Porcelanosa 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 Two

15' 7" x 9' (4.75m x 2.74m)

Spacious double bedroom with Juliette balcony.

Bedroom Three

10' 7" x 7' 7" (3.23m x 2.31m)

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

Study

7' 9" x 5' (2.36m x 1.52m)

Convenient study room with a single window.

Second Floor

Landing space with access to the roof terrace to the front elevation and the master bedroom.

Master Bedroom

15' 4" x 11' 5" (4.67m x 3.48m)

A great sized double bedroom with windows to the front and the roof terrace and an en-suite bathroom.

En-Suite

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

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.



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- Brand new 3-bedroom house located on the Pelham Waterside Two development.
- High specification homes
- New build low running costs - predicted energy rating B
- Choice of flooring colours, wall tiles and kitchen cupboards subject to build stage
- Gas central heating with smart wireless controller

Tenure: Freehold EPC Rating: Exempt

£345,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF102849 - 0010

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