



**Trent Lane, Nottingham NG2 4DS**

**welcome to**

**Trent Lane, Nottingham**

**\*\*\*PELHAM WATERSIDE\*\*\***

The Carlton is a stylish and sizeable four--bedroom, three-bathroom, three-storey home. Located on the banks of the River Trent, this family home



## **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 Carlton into the hallway providing access to the stairs, under stairs storage cupboard, cloakroom and the open plan kitchen living dining room.

### **Kitchen/Living/Dinner**

16' 8" x 15' 7" ( 5.08m x 4.75m )

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 four and the family bathroom.

### **Bedroom Four**

15' 7" x 10' 4" ( 4.75m x 3.15m )

Large double bedroom located to the front elevation of the home.

### **Bedroom Two**

15' 7" x 10' 4" ( 4.75m x 3.15m )

Spacious double bedroom with en-suite.

### **En-Suite**

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

## **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.

### **Second Floor**

Landing space with access to bedrooms one and three.

### **Bedroom Three**

15' 7" x 9' 4" ( 4.75m x 2.84m )

A large double bedroom to the rear elevation of the home

### **Bedroom One**

15' 7" x 8' 7" ( 4.75m x 2.62m )

A spacious master bedroom with storage cupboard, dressing area and en-suite.

### **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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## Trent Lane, Nottingham

- Brand new 4 bedroom house located on the Pelham Waterside Two development.
- Choice of flooring colours, wall tiles and kitchen cupboards subject to build stage
- New build low running costs - predicted energy rating B.
- Gas central heating with smart wireless controller.
- EV car charging points to selected plots.

Tenure: Freehold EPC Rating: Exempt

# £420,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBF103244 - 0002

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