



Trent Lane, Nottingham NG2 4DS

welcome to

Trent Lane, Nottingham

FINAL REMAINING FOUR BED'S!! Call the office today to arrange a viewing, before you miss out!

Welcome to Pelham Waterside - Where modern living meets tranquility!! Nestled in a picturesque setting, a perfect blend of contemporary style and peaceful surroundings.



Pelham Waterside Two

Built to a high specification, Pelham Waterside embraces substantiality, community and nature. A selection of high quality two and three storey homes, each benefiting 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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- Last remaining plots!!
- Brand new 4 bedroom house located on the Pelham Waterside Two development.
- 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

£399,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF103244 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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