



Trent Lane, Nottingham NG2 4DS

welcome to

Trent Lane, Nottingham

*****PELHAM WATERSIDE*****

NEW BUILD DETACHED HOME ON A STUNNING WATERSIDE DEVELOPMENT. The Carlton is a stylish and sizeable four bedroom, three bathroom, three storey home. Perfect for growing families looking to live close to West Bridgford, the city centre and all local amenities.



Pelham Waterside Two Ground Floor

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

Kitchen/Living/Diner

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 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

Spacious double bedroom with en-suite.

En-Suite

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

Bedroom Two

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

Bedroom Three

Single bedroom to the rear elevation 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.



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- Brand new 4-bedroom house located on the Pelham Waterside Two development.
- High specification homes with flooring throughout, integrated appliances and Porcelanosa bathroom suites
- 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

Tenure: Freehold EPC Rating: Exempt



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF103245 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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