



**The Radcliffe Trent Lane, Nottingham NG2 4DS**



**welcome to**

## **The Radcliffe Trent Lane, Nottingham**

**\*\*LAST PLOTS REMAINING, CALL NOW TO ARRANGE A VIEWING\*\*** NEW BUILD DETACHED HOME ON A STUNNING WATERSIDE DEVELOPMENT.

The Radcliffe is a stylish and sizeable three-bedroom, two-bathroom, two-storey home. Perfect for growing families looking to live close to West Bridgford.



## **Pelham Waterside Two**

### **Ground Floor**

Enter The Radcliffe 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.

### **Disclaimer**

The photos are uploaded for marketing purposes only.

Please note some images have been digitally dressed for demonstration purposes only. These are a guide only and should not be relied upon, for more details please speak to one of our sales advisors.



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## The Radcliffe Trent Lane, Nottingham

- Brand new 3-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

**£340,000**



Please note the marker reflects the postcode not the actual property

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