



**The Wilford Trent Lane, Nottingham NG2 4DL**

**welcome to**

## **The Wilford Trent Lane, Nottingham**

LAST REMAINING PLOTS!!

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. CALL NOW to arrange a viewing!!

### **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 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 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 Juliet 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.

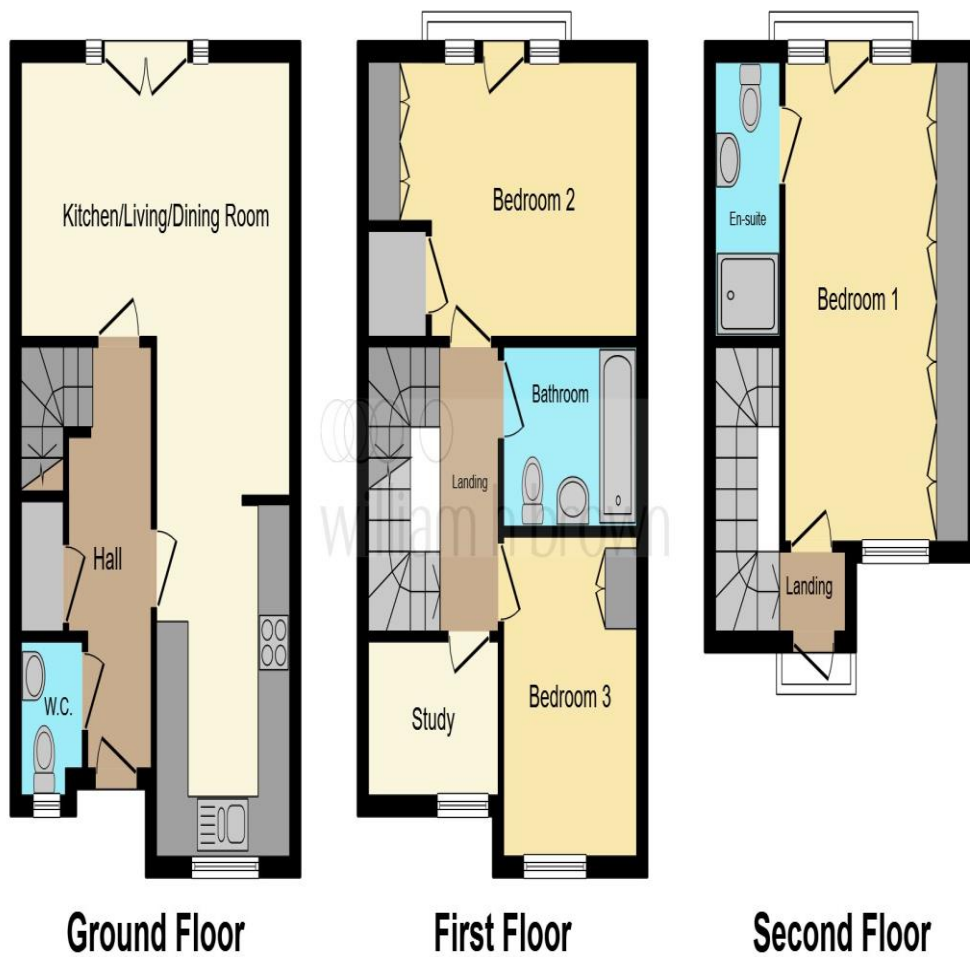
### **Our Promise To You**

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.

### **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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





**welcome to**

**The Wilford Trent Lane,  
Nottingham**

- UNEXPECTEDLY BACK ON THE MARKET!!
- Last remaining three storey, three bedroom property
- High specification throughout
- Low running costs, EPC prediction of B
- EV charging point

Tenure: Freehold EPC Rating: Exempt

**£345,000**



**view this property online** [williamhbrown.co.uk/Property/WBF103595](https://www.williamhbrown.co.uk/Property/WBF103595)



Property Ref:  
WBF103595 - 0005

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