



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 spot lighting, 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.

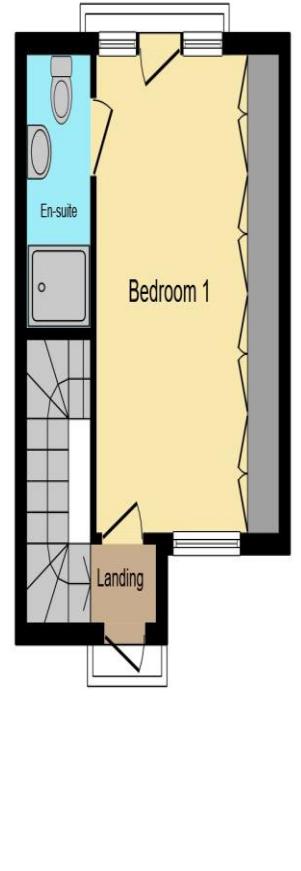
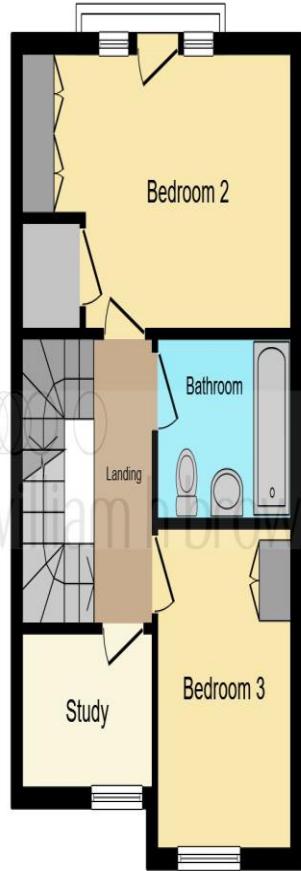
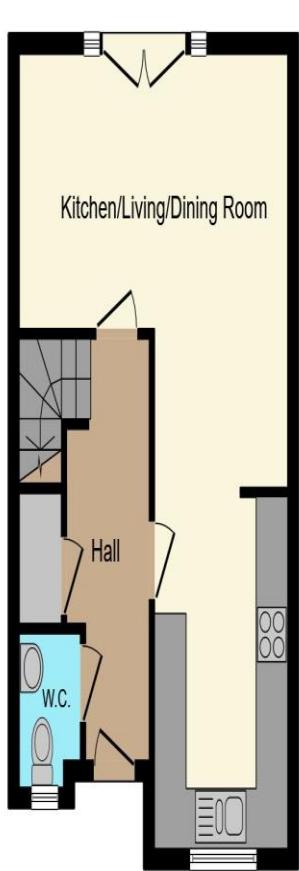
Our Promise To You

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

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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