

# 83 Trent Lane

Nottingham  
NG2 4DL

**Guide Price £380,000**



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0115 841 1155



- Semi-detached family home with four bedrooms
- Family bathroom, two en-suites and WC
- Open plan kitchen diner
- Off street parking
- Juliet balcony and terrace to the rear
- 6 years of NHBC warranty remaining
- Close to local amenities
- Viewing essential
- Council Tax Band - D
- Tenure - Freehold





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## Key Features

Presenting a sophisticated and modern four-bedroom semi-detached residence within the coveted Pelham Waterside development in Nottingham, near the River Trent and amidst an exciting redevelopment zone. This property, boasting a remaining 6 years of NHBC warranty, is perfect for those seeking the advantages of a new home.

Welcomed by a spacious reception hall featuring a staircase leading to the first floor, a downstairs WC with a two-piece suite, and a contemporary breakfast kitchen equipped with modern appliances and sleek wall/base units. The lounge area at the rear opens to the garden, providing a view out to the garden.

The first floor hosts two double bedrooms, one adaptable as a secondary reception, and another with an en-suite shower room, along with a three-piece family bathroom.

Ascending to the second floor reveals an impressive master bedroom with a captivating corner window showcasing views towards the River Trent, a dressing area, and a contemporary en-suite. Adjacent to the landing, there's an additional bedroom and access to a roof terrace/balcony.

Externally, the front features a raised bedding area for shrubs, a blue brick block-paved path, and a driveway accommodating multiple cars with an electric charge point. A security gate leads to the rear garden with a path, patio, and a shed, surrounded by a lush lawn. This property is an excellent canvas for those eager to infuse their personal touch. Early viewing is imperative!

Please note - there is an annual service charge of £34.73pcm.





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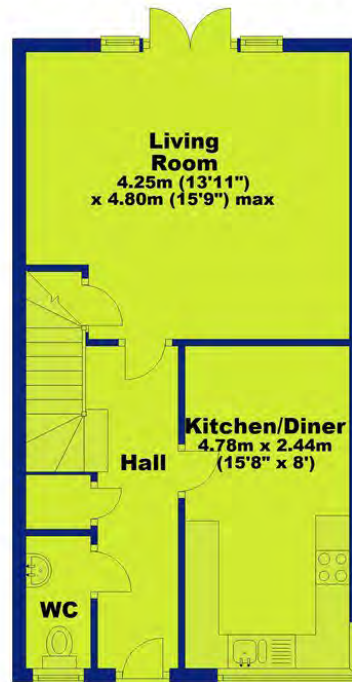


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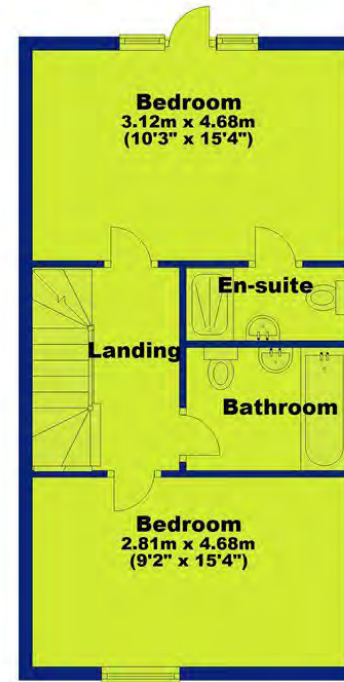
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**Ground Floor**  
Approx. 43.8 sq. metres (471.3 sq. feet)



**First Floor**  
Approx. 42.7 sq. metres (459.9 sq. feet)



**Second Floor**  
Approx. 37.7 sq. metres (406.3 sq. feet)



**Total area: approx. 124.3 sq. metres (1337.5 sq. feet)**





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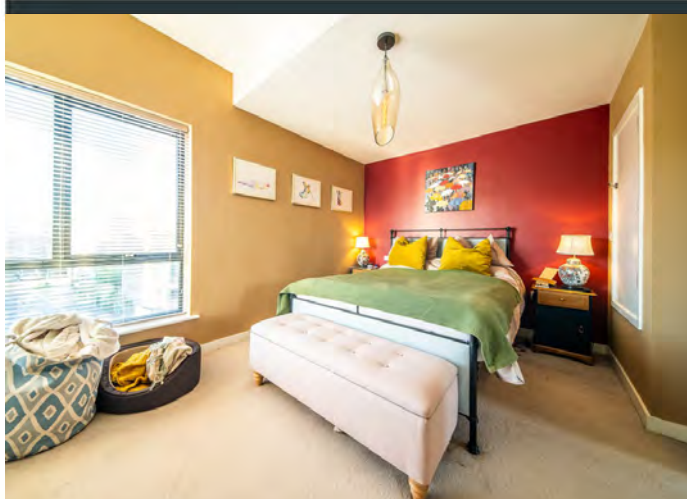


Video



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## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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