

The Trinity at Herons Lake, Theale, £565,000
Beds: 4 | Baths: 3 | Reception Rooms: 2
Herons Lake, Theale, RG7 5JG



Tailor-made incentives available to get you moving*

The Trinity is a stylish and spacious three-storey home designed for modern family living. The ground floor offers an open-plan layout that flows effortlessly from a well-appointed U-shaped kitchen into the living and dining area, creating a light and sociable space. A feature bay window to the front adds character, while bi-fold doors at the rear open wide to the garden, seamlessly blending indoor and outdoor living. Set across three floors, The Trinity offers four well-proportioned bedrooms, providing flexibility for growing families or home working. The top floor is dedicated to an impressive principal bedroom suite, complete with a private dressing area and ensuite, offering a peaceful retreat from the rest of the home.

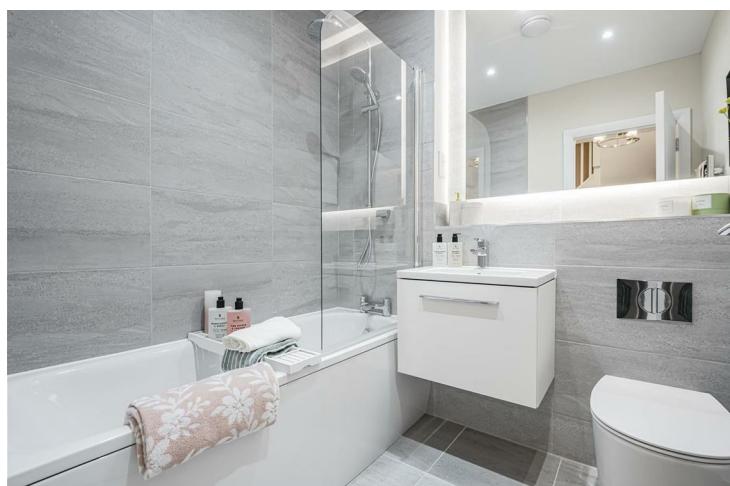
*T&Cs apply. Speak to our sales advisors for more information.

Interested? Please contact our New Homes team to find out more, or to book a viewing.



- Brand new lakeside community
- Four bedroom homes over three stories
- Open plan layout on ground floor
- 2 off-road parking spaces
- Easy reach of Theale Station and M4 corridor
- Plenty of nearby amenities including Theale High St, Sainsburys Superstore and IKEA





Further details

Council tax band New Build

Agent's notes

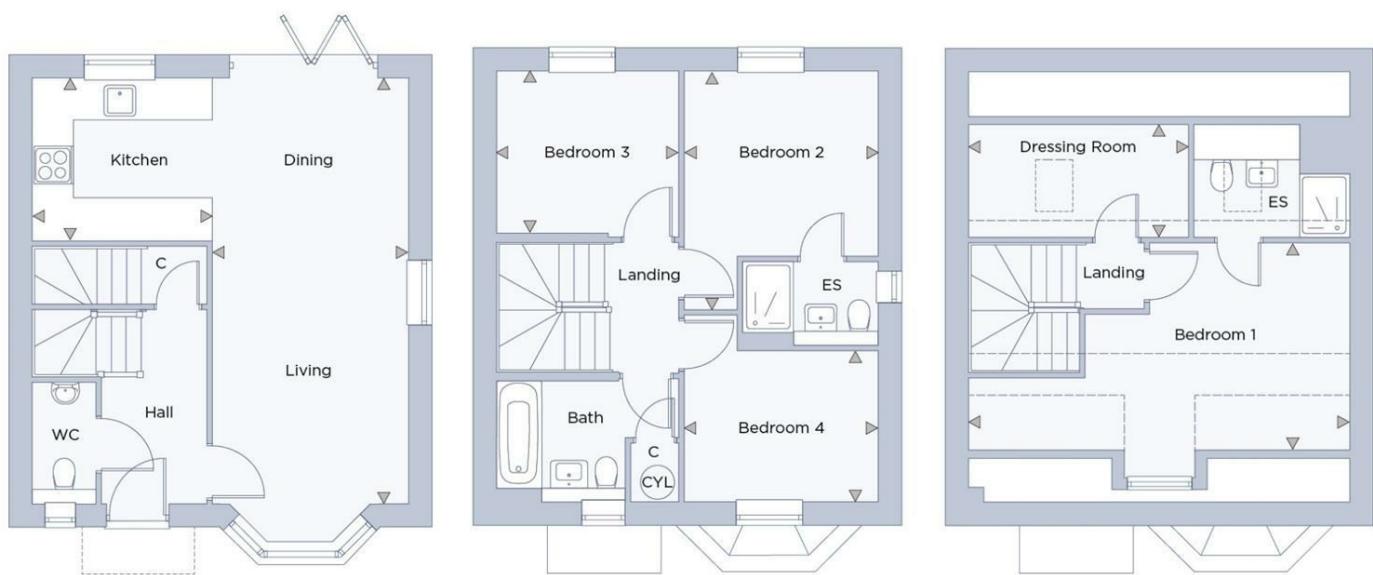
Estimated build completion: April 2025

Estate fee: TBC

Reservation Fee: Please note that to secure an offer on this property, you will be required to pay a fee of £500. For specific terms, please contact our office.

Please note that some images are CGIs or from the showhome and are to be used as a guide only.

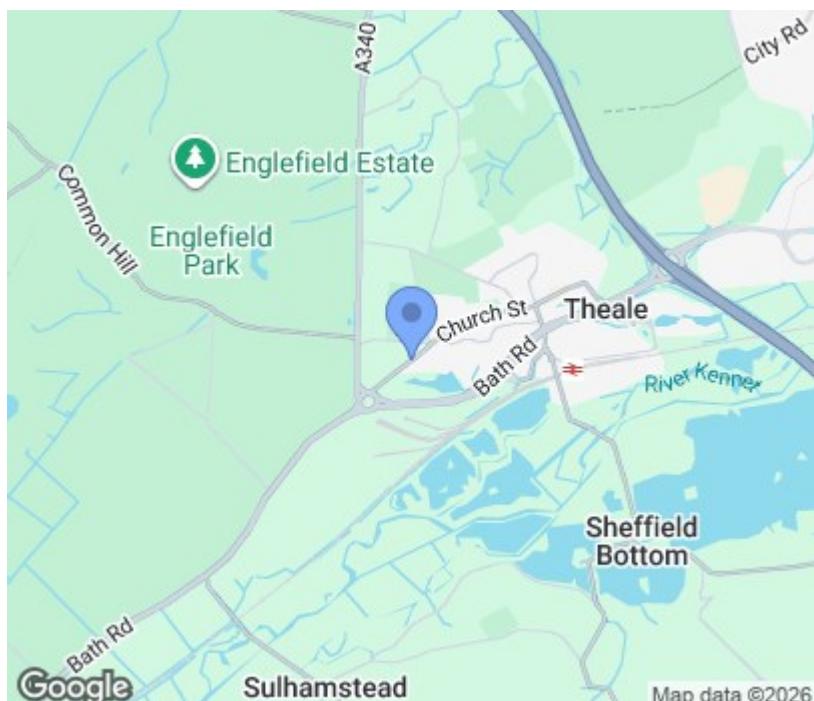
Floorplan



Ground Floor Room	Dimensions (feet & inches)
Living/ dining	22'5" x 19'4"
Kitchen	9'6" x 8'5"

First Floor Room	Dimensions (feet & inches)
Bedroom 2	12'4" x 10'1"
Bedroom 3	9'5" x 8'5"
Bedroom 4	10'1" x 7'1"

Second Floor Room	Dimensions (feet & inches)
Bedroom 1	19'1" x 10'9"
Dressing room	11'5" x 5'10"



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