



Trent Works, Plot 7 144 Wilford Crescent East

| NG2 2EF | £310,000

ROYSTON
& LUND

- New home built to a high specification
- Sought after location next to Victoria Embankment park
- Walking distance to West Bridgford and City Centre
- Fully fitted kitchens with solid surface worktops
- Engineered wooden flooring to living areas
- Four double bedrooms
- Part of Old Meadows Conservation Area
- Large Velfac windows give lots of natural light
- Integrated appliances including Neff oven and hob
- Honeywell Evohome smart heating controls





LAST PLOT REMAINING AT TRENT WORKS, MEADOWS GREEN

Taking inspiration from period houses on Wilford Crescent East, this home offers a modern interpretation of a classic Victorian terrace.

At ground floor, a large, open-plan kitchen, dining and living space opens out onto a west-facing terrace and garden - ideal for catching the evening sun.

The first and second floors each have two large double bedrooms and a bathroom. Of course the bedrooms don't have to be used as bedrooms - you could have a second living space, a home office, a hobby room, or anything else that takes your fancy. This is a sizable house that provides well-proportioned, usable rooms. The total approximate floor area is 116 sq m / 1,250 sq ft.

Situated next to the beautiful Green Spaces of Victoria Embankment, this home enjoys an excellent location for an active and healthy lifestyle. Riverside walks, playgrounds, running and cycling are all on your doorstep. Set in the Old Meadows Conservation Area, the location is further characterised by its unique and historic architecture, formal gardens, monuments, band stands and annual festivals.

The home forms part of Meadows Green, a new development by Blueprint - one of Nottingham's most innovative developers and responsible for some of the most critically heralded property developments in the Region.

Tenure: Freehold, Estimated Annual Estate Charge £109.29
Please be aware floorplans shown are illustration only, wardrobes are not included





EPC

Energy Efficiency Rating

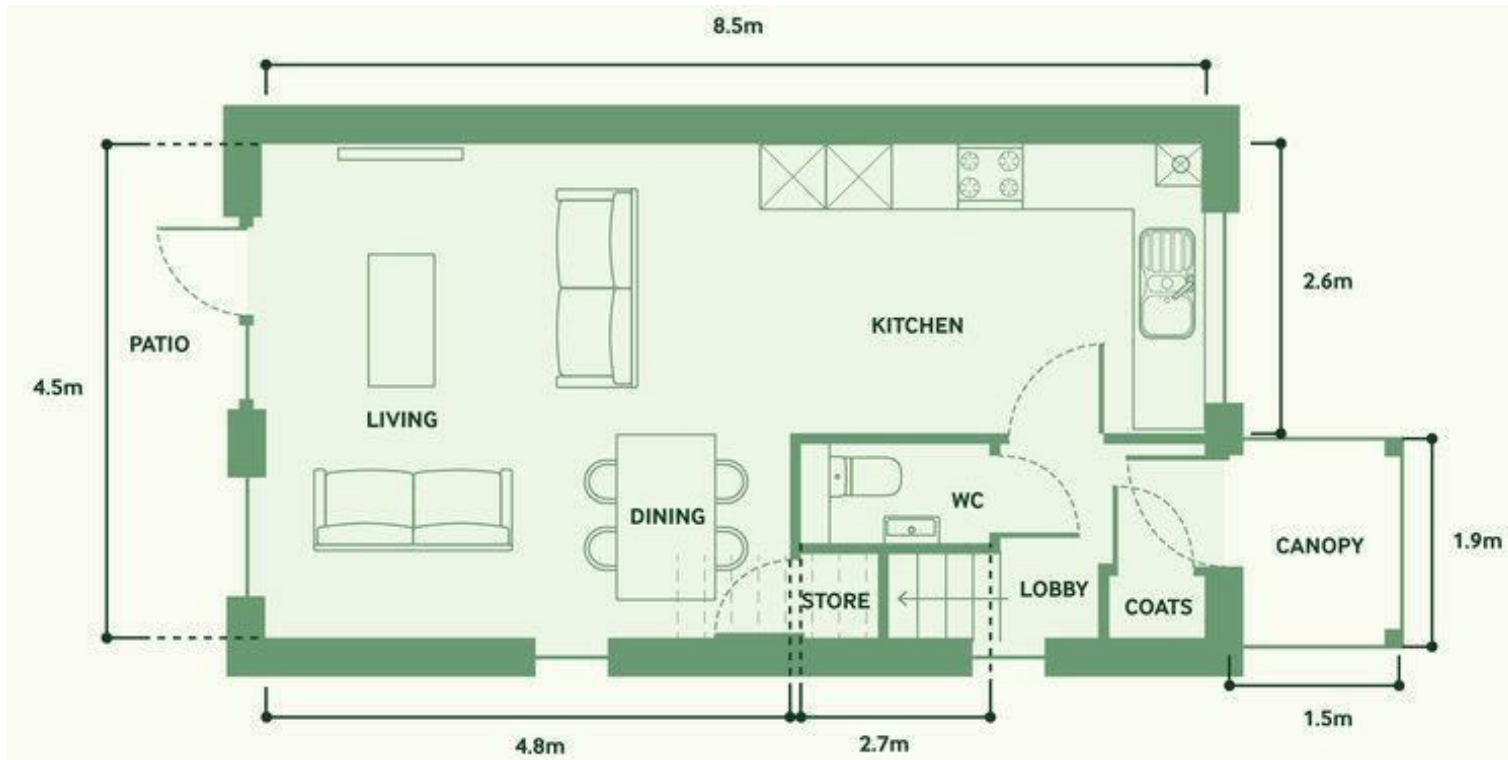
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



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