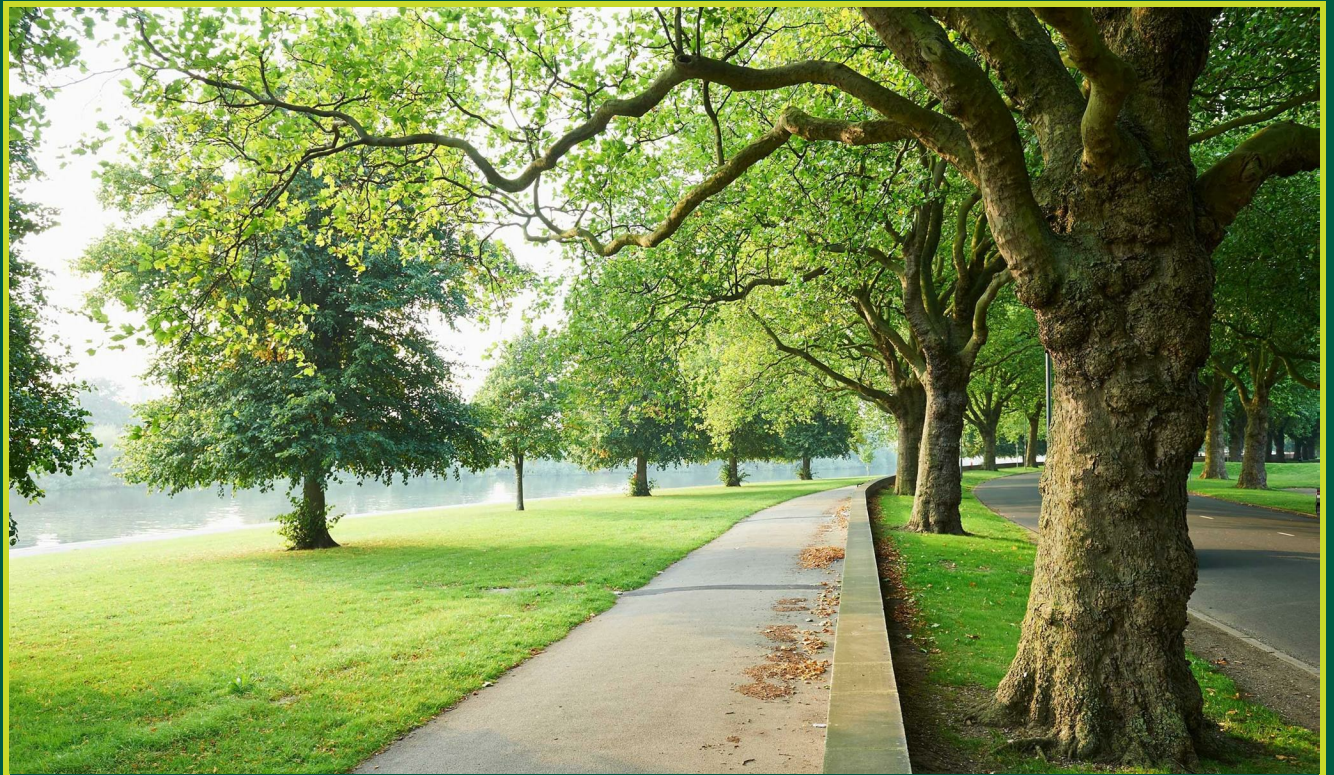
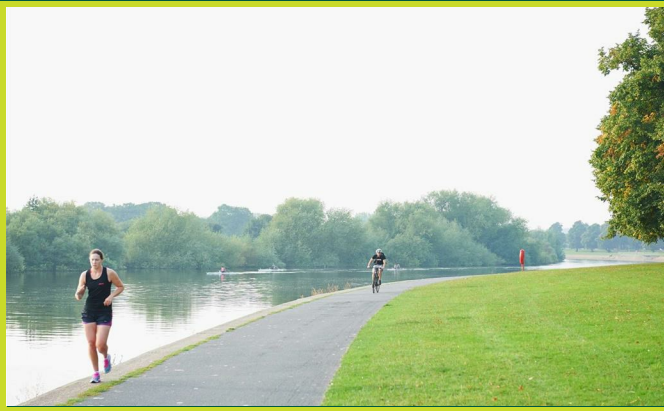


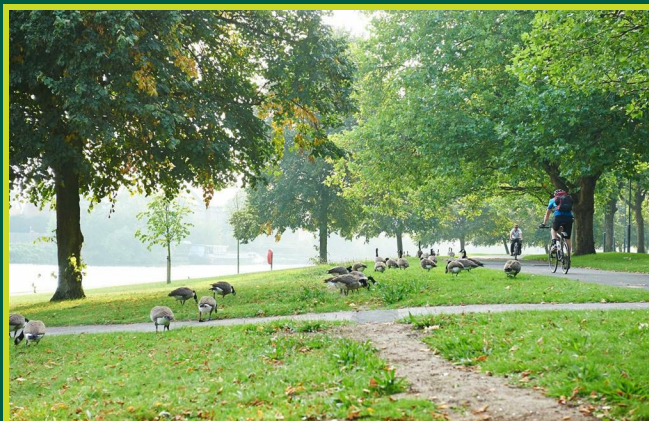
Trent Works, Plot 8 Wilford Crescent East

| NG2 2EF | £245,000

ROYSTON
& LUND

- New home built to a high specification
- Large, open plan living area
- Walking distance to West Bridgford and City Centre
- Fully fitted kitchens with solid surface worktops
- Engineered wooden flooring to living areas
- Sought after location next to Victoria Embankment park
- 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





The distinct shape of this unique, three-bedroom end-of-terrace house creates attractive internal spaces across two floors.

On the ground floor, the large, open plan kitchen, dining and living area opens out on to the home's west-facing terrace. A separate cloak-room and utility area provide useful storage.

At first floor, two double bedrooms, a large bathroom and a single bedroom are all accessed from a central landing. The total floor area is approximately 86 sq m / 925 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.

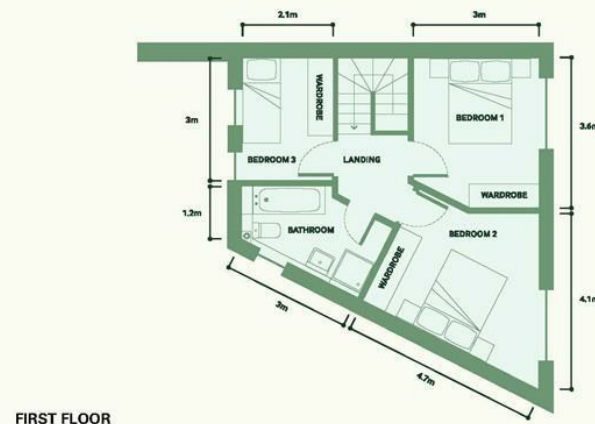
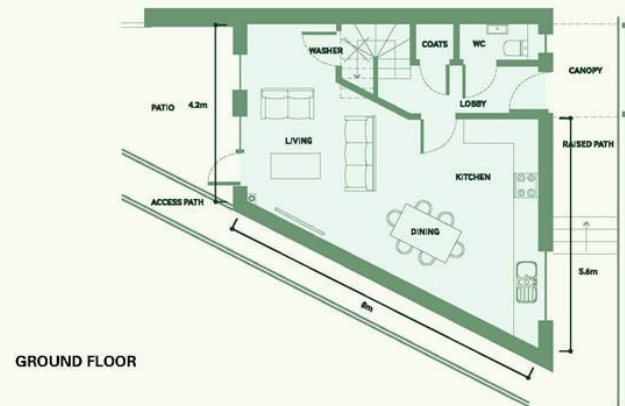
Tenure: Freehold

MEADOWSGREEN.CO.UK

Floorplans

Wilford Special – Trent Works

MEADOWS GREEN
TRENT WORKS & MUNDELLA



Floor plans are for illustrative purposes only



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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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