



PELHAM
WATERSIDE

NG2

PELHAM WATERSIDE TWO



A WATERSIDE LIFESTYLE MOMENTS FROM THE CITY

Introducing phase two of Pelham Waterside development in NG2. Offering 12 contemporary two, three and four bedroom homes located near the River Trent. At Pelham Waterside you can enjoy the tranquillity of this new waterside community whilst still being within easy reach of Nottingham and West Bridgford.





THE FINER DETAILS THAT MAKES A HOUSE A HOME

Built to a high specification, Pelham Waterside embraces sustainability, community and nature.

A selection of high quality two and three storey homes, each benefitting 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.



INTERNAL

Designed with care and attention, these new homes will offer modern living spaces, all with contemporary kitchens, stylish bathrooms and quality fixtures and fittings.

We also offer you the option to further personalise your home subject to the stage of the build.

EXTERNAL

EV car charging points are fitted to selected plots. Rear gardens are turfed with a paved patio area and an outside tap to selected plots. External lights to front and rear. All of the homes have a predicted energy rating (PEA) of B.

*No parking to plot 9



SPECIFICATION

Kitchen

- Wren Autograph or Shaker kitchen doors with luxury laminate worktop in a choice of colour subject to build stage
- Integrated white goods including Zanussi 70/30 fridge freezer, Zanussi full or slimline dishwasher, Zanussi washer drier, Zanussi electric oven, Zanussi ceramic hob
- Worktop upstands
- Composite sink
- Angled extractor hood and glass splashback
- Recessed spotlighting.

Bathroom, Ensuites & Cloakrooms

- Porcelanosa white bathroom suite
- Glass shower screen
- Choice of wall tiles subject to build stage
- Recessed spot lighting.

Flooring

- Luxury vinyl tile flooring to ground floor
- Carpet to stairs, landing and bedrooms (and living rooms in the two bedroom houses)
- Ceramic tiled flooring to bathrooms and en-suites
- A choice of flooring colours subject to build stage.



THE BENEFITS OF BUYING A NEW HOME



**ENERGY
EFFICIENT**



**MODERN
FACILITIES**



**NEW
COMMUNITY**



**PEACE AND
QUIET**



**EVERYTHING
IS NEW**



**MODERN
LAYOUT**



**NO
CHAIN**



**READY TO
MOVE IN**



**SAFETY AND
SECURITY**



**NEW
FOUNDATIONS**

OUR COMMITMENT TO YOU

- All our 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.



SITE PLAN



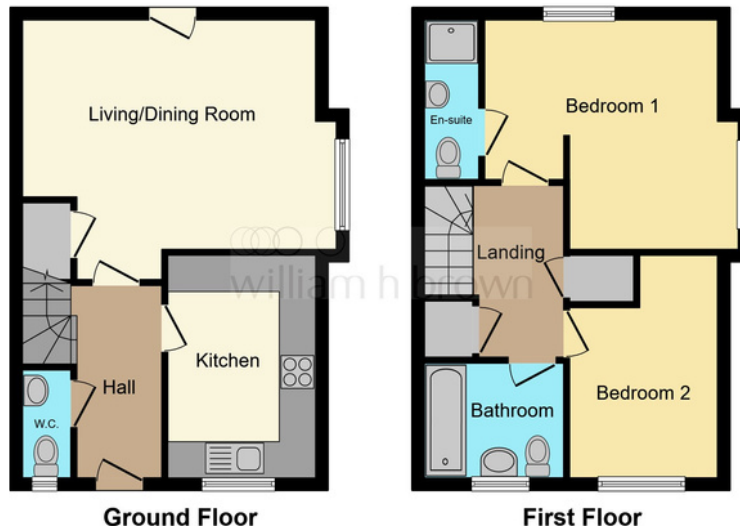
- PLOT 01
THE CARLTON, 4-BED
- PLOT 02
THE CARLTON, 4-BED
- PLOT 03
THE CARLTON, 4-BED
- PLOT 04
THE SHERWOOD, 2-BED
- PLOT 05
THE RADCLIFFE, 3-BED
- PLOT 06
THE RADCLIFFE, 3-BED
- PLOT 07
THE RADCLIFFE, 3-BED
- PLOT 08
THE RADCLIFFE, 3-BED
- PLOT 09
THE SHERWOOD, 2-BED
- PLOT 10
THE SHERWOOD, 2-BED
- PLOT 11
THE WILFORD, 3-BED
- PLOT 12
THE WILFORD, 3-BED





THE SHERWOOD

2 BEDROOM 2 BATHROOM 2 STOREY



TOTAL INTERNAL FLOOR AREA 79 SQ.M.



The Sherwood makes the perfect home for first time buyers or downsizers looking to benefit from low running costs in a low maintenance home.

The ground floor comprises a hallway, kitchen, cloakroom and spacious living/dining room with patio doors leading to the rear garden.

The first floor comprises two double bedrooms with an ensuite to the master bedroom, family bathroom and store cupboard.



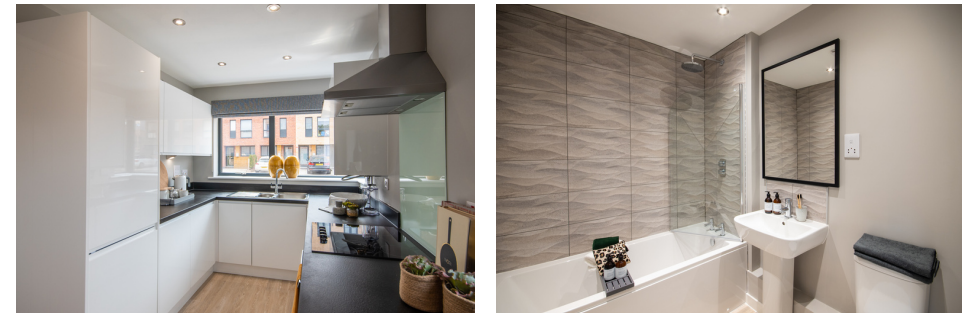


THE RADCLIFFE

3 BEDROOM 2 BATHROOM 2 STOREY



TOTAL INTERNAL FLOOR AREA 94 SQ.M.



The Radcliffe is a welcoming three bedroom home set over two stories. An ideal home for growing families or downsizers looking to live near the riverside.

The ground floor comprises a hallway, cloakroom and open plan kitchen/living/dining room with patio doors leading to the rear garden.

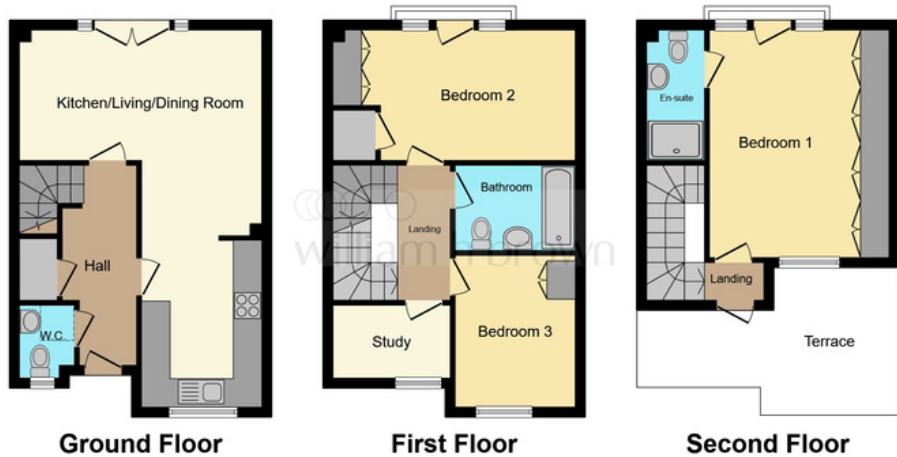
The first floor comprises two double bedrooms with an ensuite to the master bedroom, one single bedroom, family bathroom and store cupboard.





THE WILFORD

3 BEDROOM 2 BATHROOM 3 STOREY



TOTAL INTERNAL FLOOR AREA 98.4 SQ.M.



The Wilford is a charming three bedroom, three storey home with a stunning roof terrace on the second floor. Providing an abundance of outside space in a new build low energy home.

The ground floor comprises a hallway, cloakroom, kitchen plus spacious living/dining room with patio doors leading to the rear garden.

The first floor comprises two double bedrooms, family bathroom and study.

The second floor comprises a sizeable and airy master bedroom with ensuite and large roof terrace.





THE CARLTON

4 BEDROOM 3 BATHROOM 3 STOREY



TOTAL INTERNAL FLOOR AREA 132 SQ.M.



The Carlton is a stylish and sizeable four bedroom, three storey home. Perfect for families looking to live close to West Bridgford, the city centre and the new Waterside Primary Academy*

The ground floor comprises a hallway, cloakroom, kitchen plus spacious living/dining room with patio doors leading to the rear garden.

The first floor comprises two double bedrooms with ensuite to the rear bedroom and family bathroom.

The second floor comprises two double bedrooms with ensuite and dressing area to the master bedroom.

*School due to open September 2024





DISCOVER MORE

Pelham Waterside Two, Trent Lane, Nottingham NG2 4DS
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