



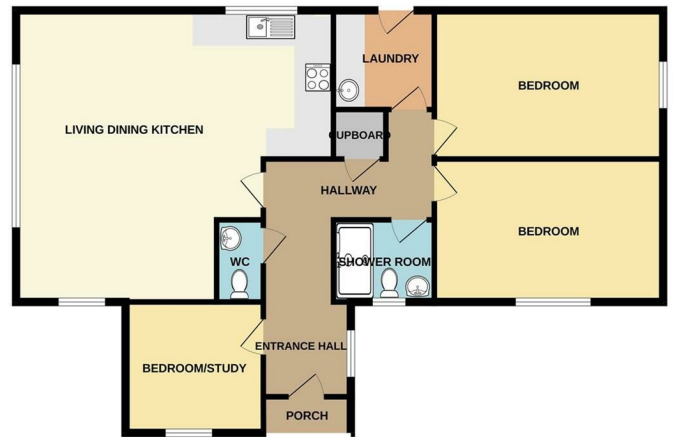
front elevation

side elevation

rear elevation

side elevation

Plot 1



Trent Vale Road,  
Beeston, Nottingham  
NG9 1ND

**£385,000 Freehold**



front elevation



side elevation



rear elevation



side elevation

## Plot 2

We are pleased to preliminary announce this brand new development of three, three bedroom detached bungalows.

Tucked away in a private setting off Trent Vale Road, this exclusive development will comprise of three bungalows, two at the front of the plot being a mirror of each other and offering approximately 102 square metres (1094 square feet) of internal space with a larger bungalow to the rear of the plot, offering a generous 122 square metres (1311 square feet) of accommodation.

Each bungalow will be completed to a high standard with spacious accommodation including an open plan living/dining/kitchen, cloaks/WC and utility/laundry room. There will be three well proportioned bedrooms and boast a high level of energy efficiency.

Each property will have off street parking for two vehicles and a landscaped garden, plot three having a particularly generous wrap around garden.

Accessed from a private service road and the end of Trent Vale Road and not seen from the main road, this development offers a level of privacy and seclusion yet far from being isolated, is extremely well positioned for Beeston town centre which is less than a mile away. The town offers an array of local and national retailers including Sainsbury and Tesco, any number of restaurants, cafes and bistros for all tastes as well as a recently opened cinema.

The area is fantastically well connected with bus, train and tram all within walking distance of the property. The Queen's Medical Centre is approximately three miles away with Nottingham city centre within five miles.

The development is located on the flat and for those who enjoy the outdoors there are many walks close by with the River Trent and Beeston canal a short walk away with attractive footpath walks to Attenborough Nature Reserve.

Each property will benefit from a ten year build warranty and we expect the properties to be ready for occupation in the Late Autumn of 2023 with plot three completing first.

This is a preliminary announcement, for more information and to register your interest please contact the Beeston branch of Robert Ellis on 0115 9220888.



front elevation



side elevation



side elevation



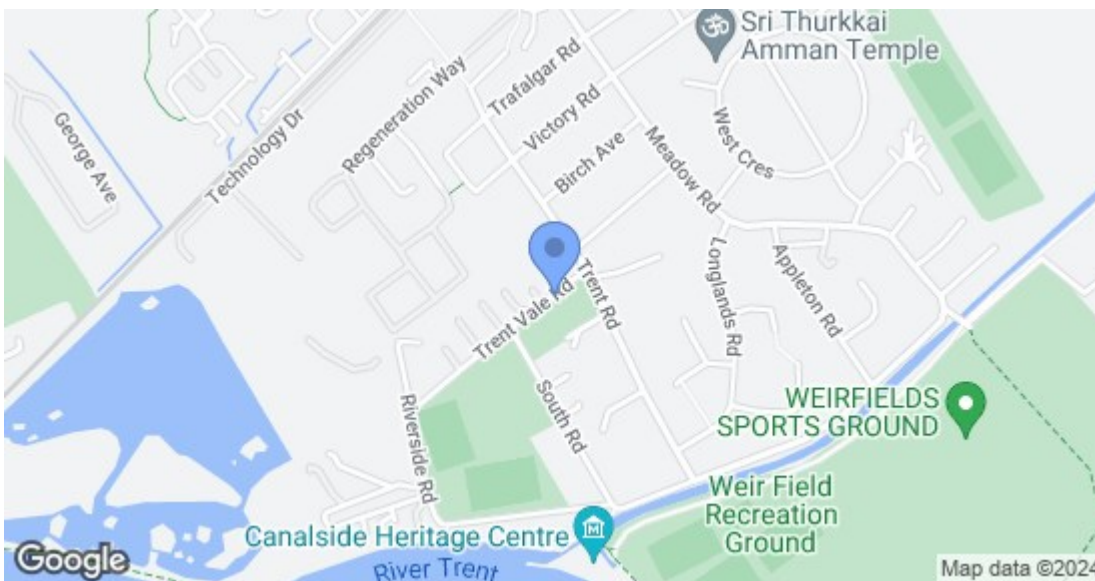
rear elevation



## PLOT ONE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E			
(21-38) F			
(1-20) G		6	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.