



Trent Vale Road,  
Beeston, Nottingham  
NG9 1ND

**£425,000 Freehold**



A brand new development of three, three bedroom detached bungalows.

Tucked away in a private setting off Trent Vale Road, this is the last one remaining within this exclusive development. The largest of the three properties offering a generous 122 square metres (1311 square feet) of accommodation.

Nearing completion and finished 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.

Off street parking for three vehicles and having a particularly generous wrap around garden, landscaped with patio and lawn.

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.

Benefitting from a ten year build warranty with a choice of floor coverings.

For more information and a personal guided tour please contact the Beeston branch of Robert Ellis

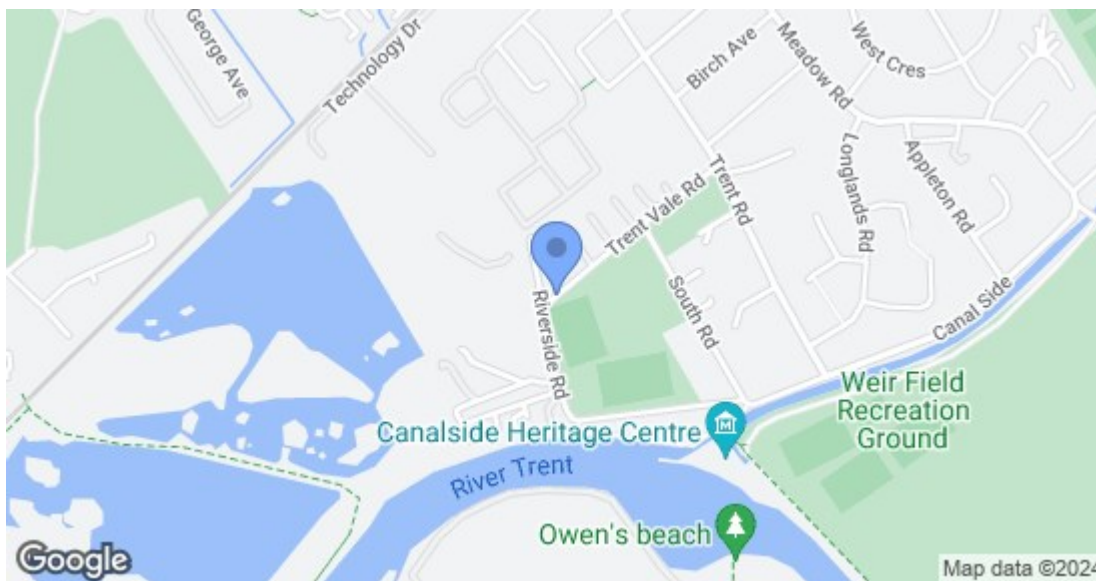


PLOT THREE  
1310 sq.ft. (121.7 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 sq.m.) approx.

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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