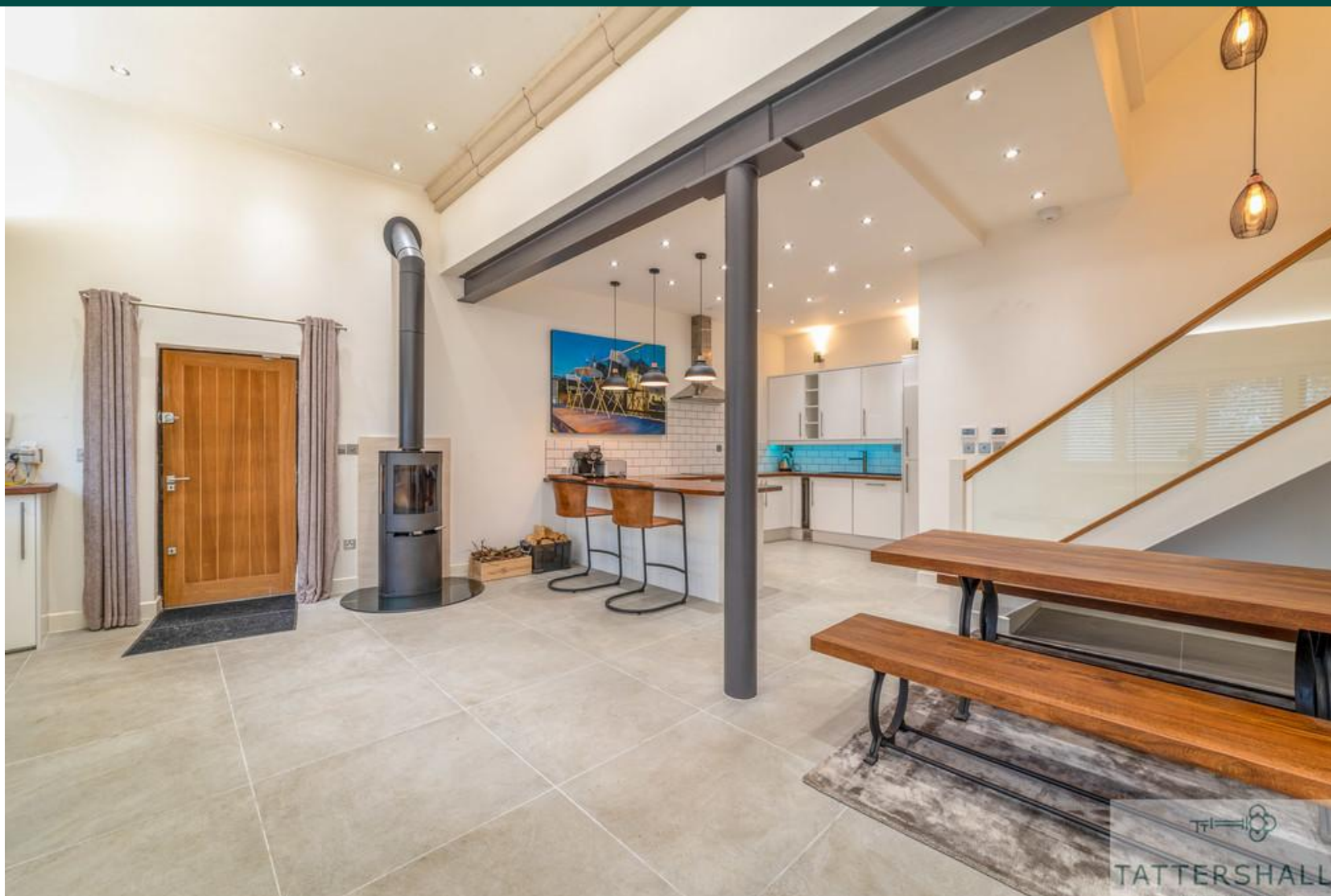




TATTERSHALLS

NOTTINGHAM



- Three Bedrooms
- Open Plan Kitchen & Living Area
- South Facing Balcony
- Sought After Location

The Art House, Tennis Drive, Nottingham, NG7 1AE (Offers in excess of) £495,000

360 VIRTUAL TOUR AVAILABLE The Art House – A truly spectacular three bedroom town house in the heart of The Park Estate with south-facing views across the tennis courts towards Nottingham Castle. No upward chain!

Property Description

The Art House – A truly spectacular freehold property in the heart of The Park Estate with south-facing views across the tennis courts towards Nottingham Castle. The property has been finished to an extremely high standard with high ceilings and large modern windows on all floors. The Art House is a former coach house still retaining many original features including exposed steel beams and cast iron metalwork. Cladded with durable wooden panelling, the property is unique within The Park Estate and offers Luxurious as well as practical living. The property comes with double glazing throughout, under-floor heating and a cosy wood burner in the main lounge. In addition, the property's security features include remotely-monitored CCTV, electrically operated window shutters on the ground floor and solid highly-rated doors, windows and gates throughout. A short walk to the city centre, this spacious property is a real gem set in a quiet, highly-desirable, area of Nottingham.

GROUND FLOOR (APPROX 49.6 SQ M/533.6 SQ FT)

KITCHEN DINING ROOM - 7.50m (24'7") Max x 6.61m (21'8")

The oak entrance door leads you into a large open-plan lounge and dining area which occupies the whole ground floor along with the high specification modern kitchen. The kitchen has wooden worktops with tiled splash backs and integrated electric Zanussi oven, electric hob, dishwasher, wine cooler, fridge and freezer. A breakfast bar dining area also features. Tiled flooring with "ProWarm" underfloor heating along with a multi-fuel Arduro log burner in the living area. Large double-glazed windows to the front of the property also feature electric roller shutters and internal plantations shutters. Carpeted staircase leads to the first floor.

UTILITY/WC - 1.60m x 2.81m (5'3" x 9'3")
Ceramic tiled floor with numerous wall units which provide storage space along with integrated Hotpoint washing machine and space for freestanding dryer. WC and wash hand basin with vanity unit.





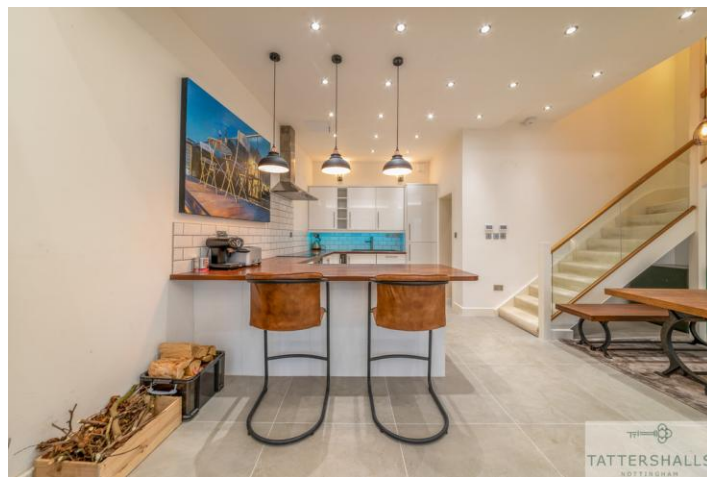
FIRST FLOOR (APPROX 54.8 SQ M/590.1 SQ FT)

LANDING

The landing has carpeted flooring and features oak bannisters. Staircase continues to the second floor and provides a focal area for a statement light pendulum.

BEDROOM ONE - 4.30m x 3.10m (14'1" x 10'2")

Spacious bright and airy master bedroom with views of the tennis courts. Carpeted flooring, radiator and double glazed window to the front elevation. Built in wardrobe.



EN-SUITE - 1.60m x 2.00m (5'3" x 6'7")

Modern en-suite with large shower featuring a rainfall shower head, WC with concealed system and wash hand basin. Ceramic tiled flooring, mirrored vanity unit and chrome towel radiator.

BEDROOM 2 - 2.80m x 3.40m (9'2" x 11'2")

The second bedroom is spacious and also features views of the tennis courts. Carpeted flooring, single radiator, double glazed window to the front elevation.



BEDROOM 3 - 2.84m x 3.40m (9'4" x 11'2")

The third bedroom has carpeted flooring, single radiator, uPVC double glazed window to the side elevation and wooden door to rear of the property.

MAIN BATHROOM - 2.50m (8'2") max x 2.76m (9'1")



Total area: approx. 133.5 sq. metres (1437.0 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Modern four piece family bathroom with tiled floors and walls, with concealed cistern WC, wash hand basin, mirrored vanity unit with integrated lighting above the sink, rainfall shower and bath. Chrome fittings and chrome towel radiator with white uPVC obscured glass window to rear elevation.

SECOND FLOOR (APPROX 29.1 SQ M/313.3 SQ FT)

RECEPTION ROOM – 4.90m (16'1") x 6.60m (21'8") max

Large bright and airy reception room featuring floor to ceiling double-glazed Kloeber windows and bi-folding doors leading on to the balcony.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements