

DISTINCTIVE  
HOMES

by



Tunnel Lodge,  
Tunnel Road, The Park, NG7 1BN

# Tunnel Lodge,

Tunnel Road, The Park, NG7 1BN

£1,100,000

A very rare find, this well presented home tucked away in the heart of the City of Nottingham offers remarkable privacy and space appealing to the most discerning buyers. Easy access to Nottingham's historic Castle, and the City Centre's offering of restaurants, culture, sports and shopping.





- Prestigious Yet Discrete Location
- Stylish Contemporary Interior Design
- Landscaped South Facing Gardens
- Spacious Open Plan Living Area
- Partial Underfloor Heating
- Light and Air Conservatory with Balcony
- Contemporary SieMatic Kitchen
- Three Bedrooms
- Three Bath/Shower Rooms
- Garden Office
- Garage Currently Partitioned for Utility Room





Nestled in tranquility, this splendid contemporary house is finished to a high standard and enjoys one of the most beautiful gardens in The Park. Sunlight floods into this modernised three bedroom, three bathroom home, providing more than 2,500 square feet of living space. Enjoy expansive views over the private garden from the spacious chef's kitchen and gracious living room. These open plan rooms feature a cosy fireplace and underfloor heating, and together with the large elevated conservatory are perfectly designed for entertaining family and friends.

The kitchen, living room, and guest bedroom have virtually full height glazed sliding doors opening onto a natural stone paved terrace.

A pleasant stroll through the south facing gardens created by a Chelsea award winning designer leads to your home office at the foot of the garden.

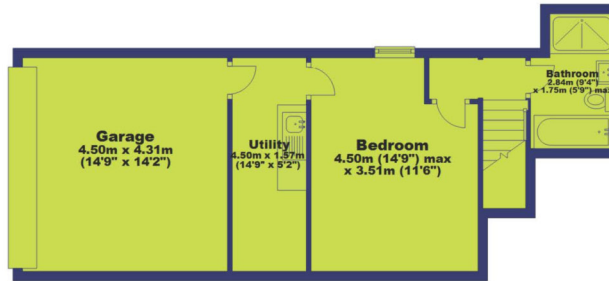


With a perfect blend of contemporary functionality and elegance combined with period charm, this rather splendid residence invites you to enjoy City Centre living whilst relishing the beauty of the natural landscape

Tunnel Lodge is tucked away behind a Bulwell stone wall and discrete gate, a sanctuary unknown to all but its owner and their friends. FHP Living feels privileged to offer for sale this remarkable home, and invites you to arrange a viewing to fully appreciate the style and accommodation this property offers.



**Basement**  
Approx. 51.2 sq. metres (550.7 sq. feet)



**Ground Floor**  
Approx. 206.0 sq. metres (2216.8 sq. feet)



**Total area: approx. 257.1 sq. metres (2767.6 sq. feet)**



Nottingham  
Castle

**The Park Estate was originally created from Nottingham Castle's deer park and is now recognised as one of Nottingham's finest residential locations, with properties designed by notable architects PF Robinson and Watson Fothergill.**

By the late 1800's The Park was recognised as more of an estate with some 400 houses being erected by 1887. Former residents of The Park include national figures such as Sir Paul Smith and Sir Jesse Boot.

It is a thriving community with its own residents' website

[www.theparknottingham.co.uk](http://www.theparknottingham.co.uk). It boasts one of the largest gas street lighting systems in Europe and a skyline including the castle which makes it particularly atmospheric at night.

One of the reasons for The Park's popularity is its proximity to some of the best private schools in the region. Both the Boys and Girls High Schools have a national reputation of academic and sporting excellence whilst St Joseph's offers high educational standards with exceptional pastoral care.

The Park Estate offers a tranquil haven with the buzz of the city just minutes away. Nottingham Playhouse, offering the theatre along with 'Cast' restaurant and bar. Other restaurants include the recently opened and very popular Brown's, Hart's, which has a modern British style and a boutique hotel with 32 bedrooms, and World Service – the 'Best Overall Restaurant' in Nottingham's prestigious restaurant awards for a record four years, is testament to World Services quality.

The Park's Squash Club has 10 squash courts, a fully equipped gym, saunas, steam rooms and a bar and restaurant, whilst adjacent is The Park Tennis Club with over 200 members, 5 all-weather courts, 3 artificial grass all-weather courts, a beautiful club house and qualified coaches.



Nottingham High School  
High School



Nottingham Girls High School  
High School



The Park  
Tennis Club



World Service  
Restaurant Lounge Bar



Harts  
Restaurant Lounge Bar



## Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Interested in this home?

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