

Tunnel Lodge, Tunnell Road

Nottingham
NG7 1BN


**Asking Price Offers Over
£1,050,000**



Click for further information:-



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 0115 841 1155



- 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
- Three Bedrooms
- Three Bath/Shower Rooms
- Garden Office
- Garage Currently Partitioned for Utility Room
- Internal Area Approximately 2,500 sq ft



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Video



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Key Features

Nestled in tranquillity, 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.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate. Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.



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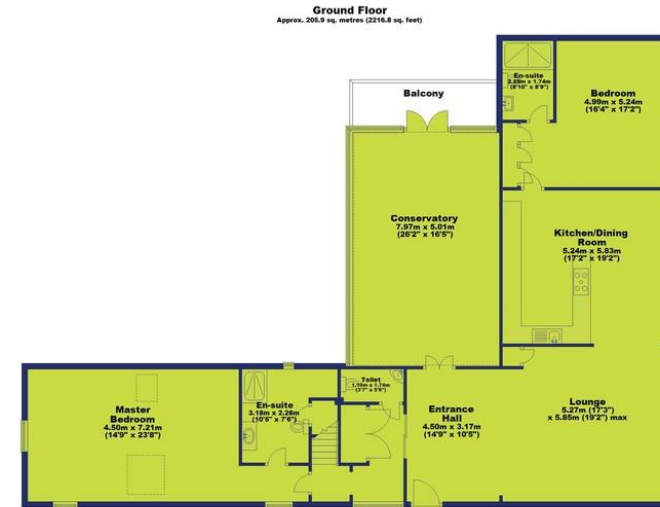


Video



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Total area: approx. 257.1 sq. metres (2787.5 sq. feet)

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

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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