

DISTINCTIVE
HOMES
by



1, 1 Tattershall Drive, The Park

Nottingham, NG7 1BX

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Asking Price - Offers Over £699,000

Situated in the prestigious Park Estate, this delightful three-bedroom garden apartment offers a blend of modern living and classic charm.





- Situated in the prestigious Park Estate
- Easy access to Nottingham Castle and City Centre
- Set back and positioned behind a secure gate
- Well-maintained mature garden designed for easier maintenance, off-road parking space
- Spacious Lounge with large bay window providing abundant natural light, high ceiling and ornamental fireplace
- Modern Breakfast Kitchen fitted with a range of contemporary units and appliances
- Master bedroom with walk in dressing room and en suite facility
- Two lower floor bedrooms both offering access to guest facilities
- Internal area Approx. 1930 sq ft, EPC Rating D
- Viewing highly recommended to appreciate the charm and elegance of this impressive home





The apartment itself is positioned away from the road, behind a secure gate, ensuring privacy and security, benefiting from a beautifully maintained garden, designed for easier maintenance. The outdoor space is perfect for relaxing and entertaining, with landscaped areas that enhance the overall appeal of the home. Additionally, there is an off-road parking space for the convenience of residents.

Upon entering the property, you are greeted by an entrance hall that leads into the main living areas, with accommodation briefly comprising; spacious Lounge with large bay window allowing natural light to flow creating a bright and inviting atmosphere, whilst the high level ceiling and ornamental fireplace add to the room's character and charm.

The breakfast kitchen is well-appointed with a range of modern units and appliances, offering ample storage and workspace. It is designed for both functionality and style, making it a perfect space for cooking and casual dining.

Located on the upper floor, the master bedroom is a serene retreat featuring a walk-in dressing room and en-suite bathroom. This private suite provides for a comfortable and luxurious living space.

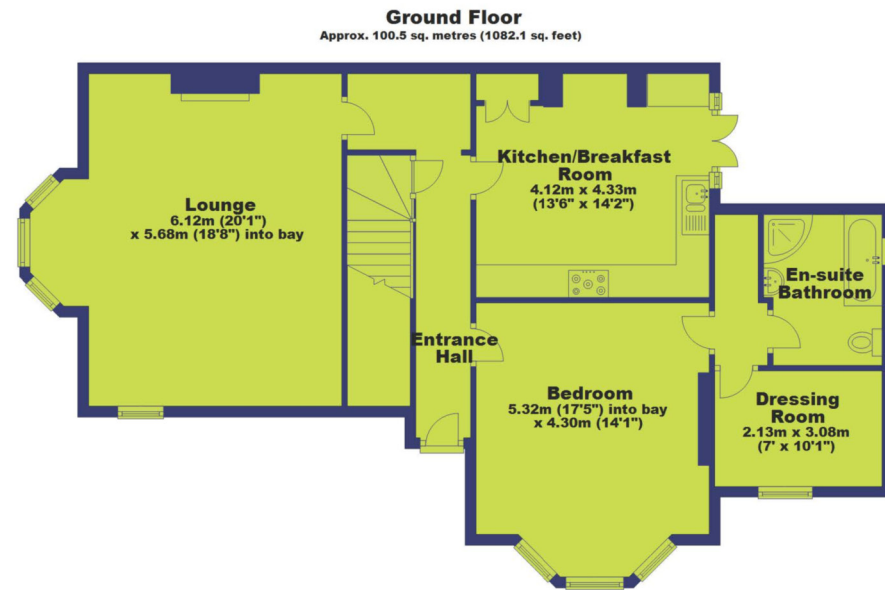
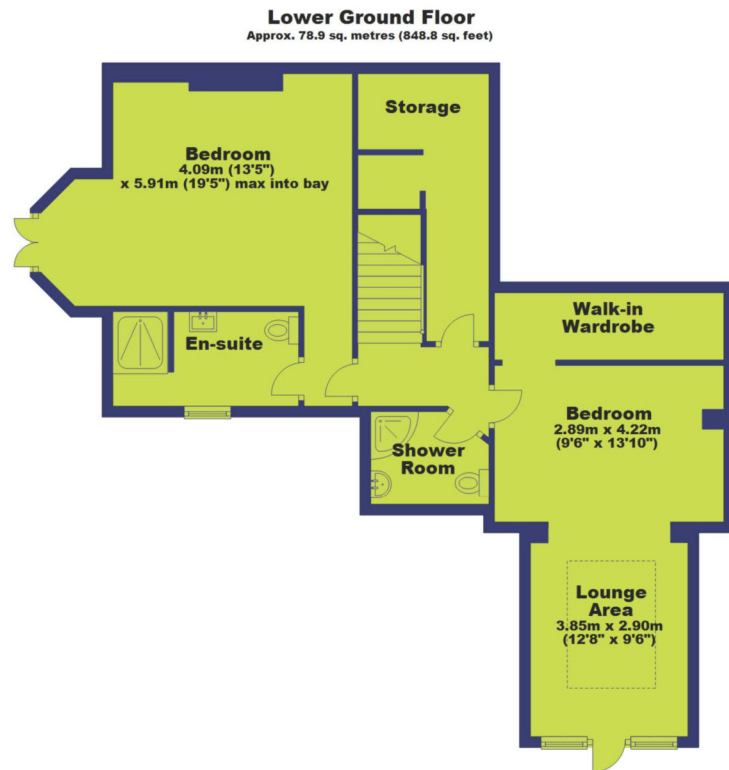
The two lower floor bedrooms are both double in size, each offering use of a shower room, providing privacy and convenience for family members or guests. Both bedrooms also feature French style doors that open onto the landscaped gardens, offering a seamless connection between indoor and outdoor living.

The Park Estate is renowned for its picturesque surroundings offering a peaceful setting while being within easy reach of Nottingham's bustling city centre. Residents can enjoy the best of both worlds – the tranquility of a garden apartment and the vibrant life of the city.

Viewing is highly recommended to fully appreciate the charm and elegance of this unique property.







Total area: approx. 179.4 sq. metres (1930.9 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. 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

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HOMES
by



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	75 C
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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