

# Tunnel Road

Nottingham  
NG7 1BN

Asking Price Of £865,000



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0115 841 1155



- Impressive Period semi-detached home
- Spanning three floors, two floors of living space
- Large dining kitchen with Contemporary units & appliances
- Three double bedrooms
- Classic bathroom with four piece suite
- Grand hallway with elegant staircase
- Cloaks/WC
- Drawing Room with ornamental fireplace
- Undercroft garage parking for two cars plus storage
- Enclosed garden terrace
- EPC Rating D
- Internal area approx. 2962 sq ft



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## Key Features

FHP Living feels privileged to be offering for sale this impressive well-presented semi-detached home boasting around 3,000 Sq ft of space, including undercroft parking. Offering the sort of comfort and convenience that one would associate in a property of this calibre, together with a wealth of features and characteristics which epitomise the era of design. This property must be viewed to be fully appreciated.

Upon entering the property, the discerning purchaser will be greeted by an impressive grand reception hall displaying many original features, including the high level ceiling with cornicing, an elegant staircase ascending to the upper floor via a beautiful large stained glass window. The wooden floor complements the room and allows access to a traditional cloaks/WC.

The drawing room is located from the reception hall and is spacious, again with high level ceiling and large bay window allowing natural light to flow. A further window is displayed together with a beautiful feature ornamental fireplace which is an attractive focal point of the room.

The commodious dining kitchen is adjacent and features a range of contemporary units and appliances, these together with the high level ceiling, cornicing and bright modern bi-folding doors which lead to the terrace and garden, create a real homely feel, mixing modern living with period charm.

At the lower basement level which is accessed from the kitchen, the property offers a utility room and large undercroft garage suitable for two cars and further storage.

Whilst the first floor features three double bedrooms and a classic modern bathroom with bath and shower. The master bedroom is spacious, offering double aspect windows allowing natural light to flow and offers a pleasant outlook towards Newcastle Drive and Park Terrace.

Outside, a security gate allows access the enclosed terrace garden, which is laid to lawn with beds, patio areas and a terrace on to the rear. Viewing highly recommended.

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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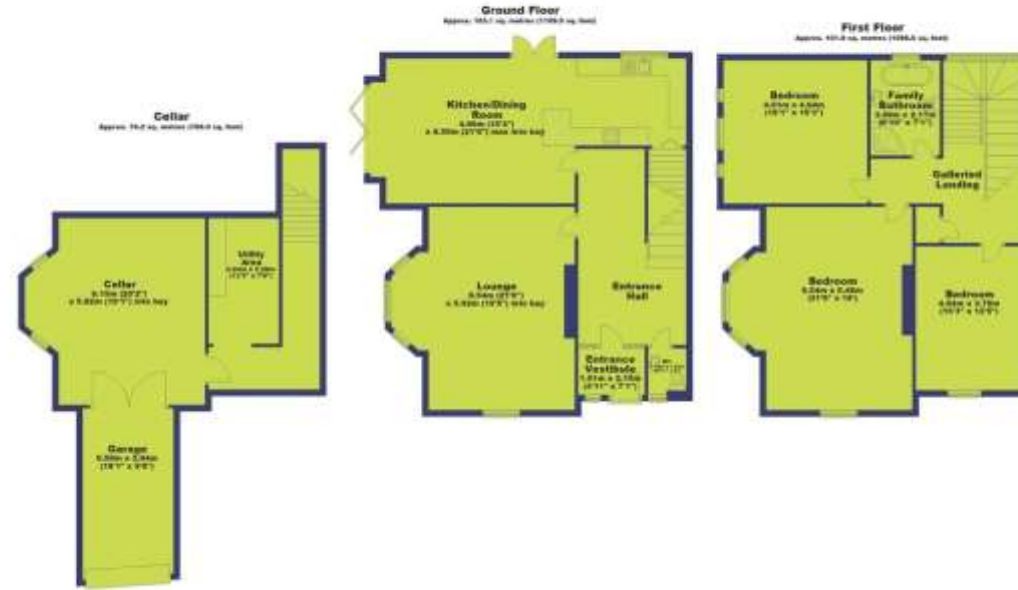


Video



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Total area: approx. 275.2 sq. metres (2942.0 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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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