

DISTINCTIVE
HOMES
by


fhp living

Cavendish Court, Tunnel Road

The Park, NG7 1BN

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Asking Price - £865,000

FHP Living feels privileged to be offering for sale this impressive well-presented semi-detached home boasting around 3,000 Sqft of space, including undercroft parking. Standing in a commanding position, elevated on Tunnel Road within the highly regarded Park Estate.





Key Features:

- 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

VIEWING RECOMMENDED.





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 corning, 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, corning and bright modern bi-folding doors which lead to the terrace and garden, create a real homely feel, mixing modern living with period charm.

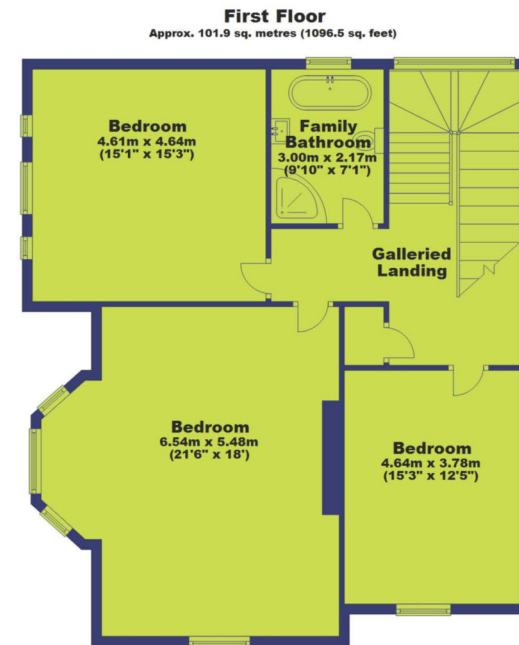
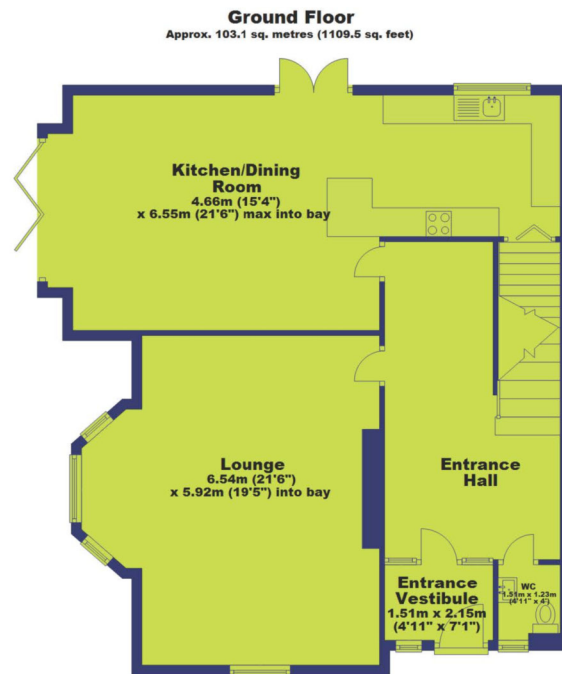
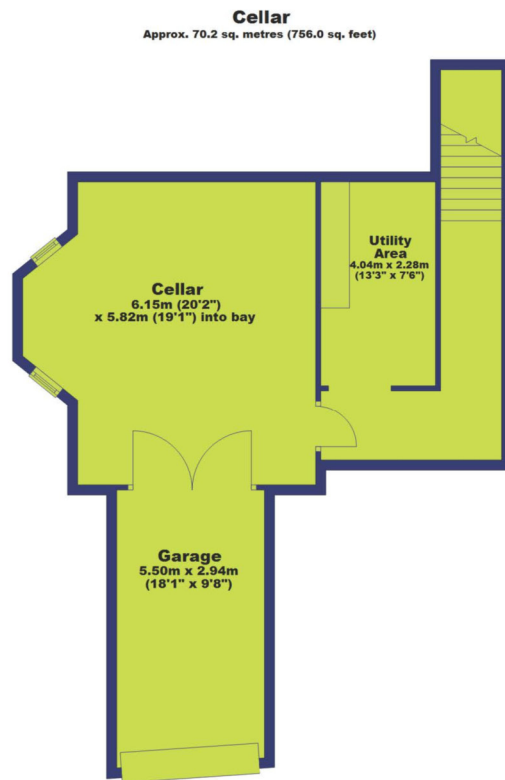
At the lower basement level which is accessed from the kitchen, the property offers a utility room and large undercroft garage suitable for two cars and further storage.

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 to the enclosed terrace garden, which is laid to lawn with beds, patio areas and a terrace to the rear. Viewing highly recommended.







Total area: approx. 275.2 sq. metres (2962.0 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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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

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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Interested in this home?

Call the FHP Living Distinctive Homes Team



Jason Cook
Mobile: 07876 396 010
jason@fhpliving.co.uk

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB