

# Tennis Drive

The Park  
Nottingham  
NG7 1AE

**Offers In Excess Of £495,000**



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0115 841 1155



- Popular Park Location
- Three bedrooms
- Spacious Dining Kitchen
- Two bathrooms
- Utility room
- Balcony
- Large Tandem Garage
- EPC - Band C
- Council tax - Band F
- Tenure - Freehold

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 fhp.living  
fhpliving.co.uk

## Tennis Drive, The Park, Nottingham, NG7 1AE

FHP Living are pleased to offer for sale this delightful stylish townhouse located in Nottingham's prestigious Park Estate, one of the city's most coveted residential areas. Known for its historical significance and exclusivity, The Park Estate is famed for its leafy surroundings, elegant Victorian architecture and proximity to Nottingham's key cultural and commercial centre's, such as the castle, train station, and city life.

The ground floor entrance welcomes you into a modern hallway that leads to various parts of the home. The cloakroom is conveniently located here, offering a functional space for coats, shoes, and additional storage. Access is gained to the large double-length garage, a rare feature in such a prime location, offering secure parking for two cars in a tandem layout. Ideal for additional storage space for bikes, outdoor equipment, or hobby items.

The Spiral Staircase is a centrepiece of the home, this feature not only saves space but adds architectural interest, connecting all levels in a visually striking way. To the first floor, the kitchen is fitted with a modern and stylish range of cabinets and quality appliances, making it both functional and aesthetically pleasing. The quartz worktops are durable and elegant, offering ample space for meal prep and casual dining. The central island that serves as a focal point is perfect for social gatherings or cooking. The kitchen also opens onto the enclosed courtyard, allowing natural light to flood the space and offering easy access for alfresco dining or a morning coffee in a private, sheltered outdoor setting. The living room is a large, open space with attractive wooden flooring that enhances the overall warmth and flow of the home. The room extends out onto a balcony with virtual floor-to-ceiling glazed sliding doors, offering not only great views of the treelined surroundings but also a perfect place to relax or entertain.

To the second floor, the master bedroom offers plenty of natural light, featuring wardrobes and an attached stylish en-suite shower room with a modern finish providing privacy and convenience. The two additional bedrooms, both offer flexibility depending on the occupant's needs, ideal for a family, guests, or home office use. There is also a family bathroom with a modern finish which serves the two additional bedrooms, and fitted with modern fixtures, including a shower and bath.

This private, low-maintenance enclosed terrace is ideal for outdoor dining, or simply enjoying some fresh air in a quiet and secluded setting.





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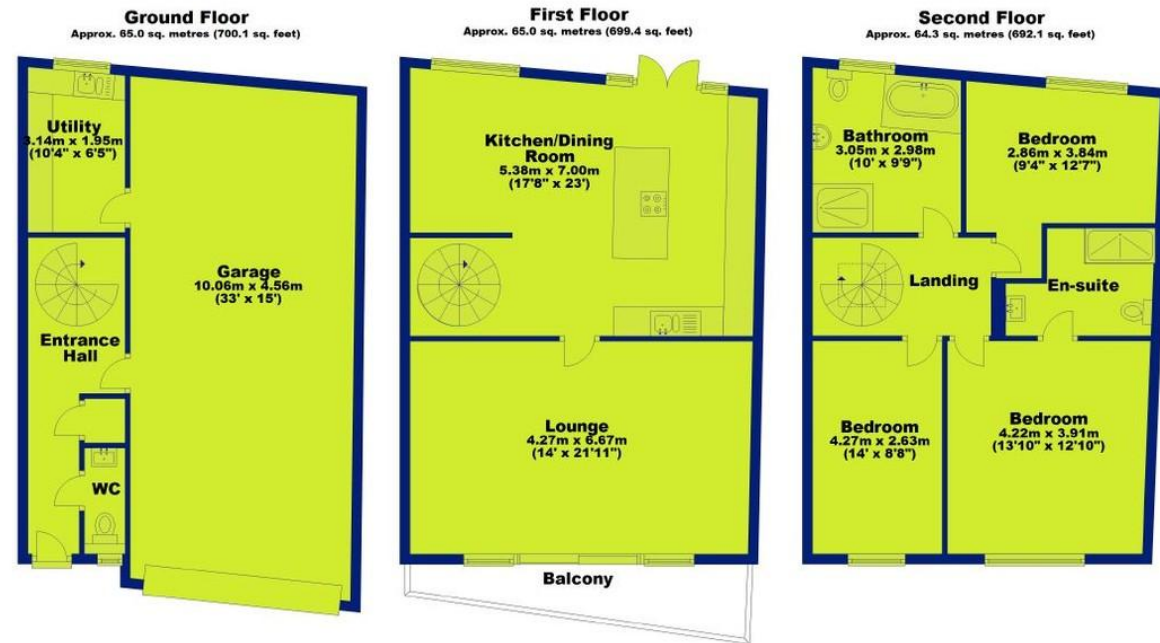


Video



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Total area: approx. 194.3 sq. metres (2091.6 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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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.