

DISTINCTIVE
HOMES
by



Tunnel Road
The Park, NG7 1BN

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This is a home that truly must be seen to be appreciated: a property of rare character, individuality, and charm, beautifully situated on a prominent corner plot within the highly desirable Park Estate.

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Offering an elegant blend of traditional character and contemporary style, this residence provides versatile accommodation arranged over two floors and a lifestyle perfectly suited to both relaxation and entertaining.

The Park Estate itself is regarded as one of Nottingham's most exclusive residential addresses, celebrated for its tree-lined avenues, striking period architecture, and sense of peace and seclusion. Once part of the historic grounds of Nottingham Castle, the estate has retained much of its heritage and remains a place of timeless prestige. Despite its privacy, it is uniquely placed within walking distance of the vibrant city centre, offering residents the best of both worlds: tranquillity at home and easy access to shops, restaurants, bars, theatres, cultural attractions, and the city's bustling social scene. The location also benefits from excellent transport links, with Nottingham Train Station just a short distance away, making commuting or travel further afield exceptionally convenient.

On the ground floor, the accommodation centres around comfort and functionality. A generously proportioned master bedroom enjoys its own en-suite facility, creating a private retreat for relaxation. A stylish guest bedroom also benefits from a contemporary en-suite shower room, offering comfort and independence for visitors. A third versatile bedroom, which could serve equally well as a child's room, guest accommodation, or a dedicated home office, is complemented by a modern family bathroom with a sleek, well-appointed suite.





Rising from the entrance hall, a striking contemporary staircase leads to the first floor, where the true heart of the home unfolds. Here, open-plan living is showcased to dramatic effect, with vaulted-style ceilings that flood the space with light and create an exceptional sense of openness. The lounge, kitchen, and dining areas flow seamlessly together, providing a stunning backdrop for entertaining or everyday family life. The kitchen has been designed with both style and practicality in mind, offering a perfect balance of form and function. A discreet utility room adds further convenience.

From the main living space, a delightful sun room extends the accommodation, offering a peaceful setting in which to enjoy views of the garden, morning coffee, or quiet reading. Completing this level is a study or additional bedroom, enhanced by its own modern en-suite shower room. This versatile space could easily serve as a guest suite, private workspace, or a combination of the two, adapting effortlessly to the changing needs of modern living.

Externally, the property continues to impress. The enclosed rear garden is predominantly laid to lawn, bordered with established planting that adds greenery and privacy. A patio area creates the perfect space for summer dining, barbecues, and outdoor entertaining, making the garden as enjoyable as the interior.

An integral garage provides secure parking and useful storage, while the home's prominent corner plot enhances its kerb appeal and sense of presence within the estate.

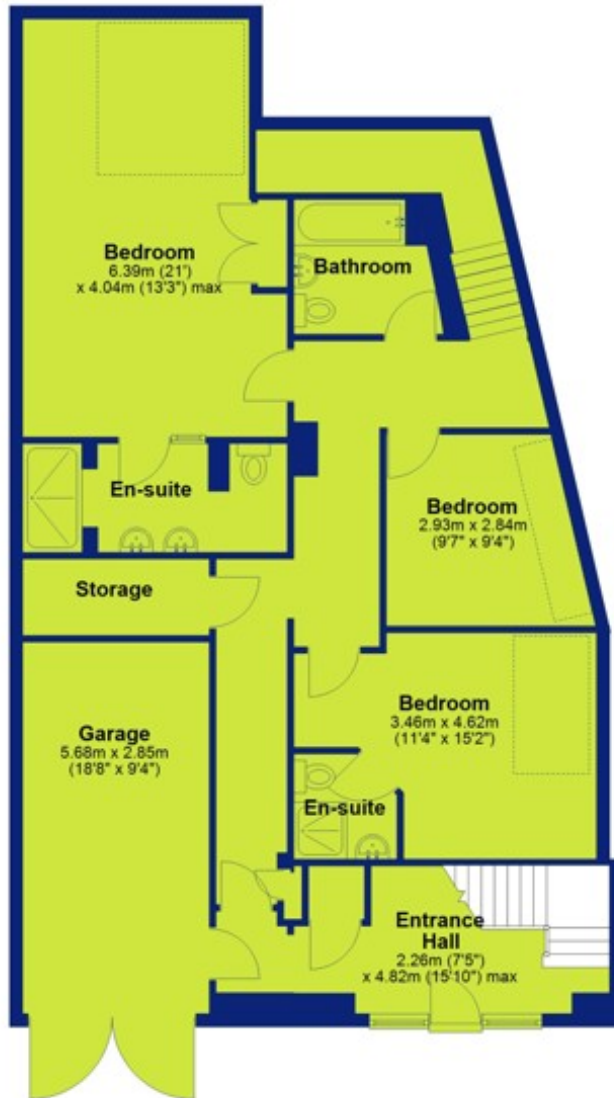
This is not simply a house, but a home of distinction and personality, set within one of Nottingham's most prestigious and historic residential locations. With versatile accommodation, an exceptional first-floor open-plan layout, and attractive outdoor space, it presents a rare opportunity to acquire a residence that combines the elegance of period character with the ease and sophistication of contemporary living.





Ground Floor

Approx. 117.8 sq. metres (1268.4 sq. feet)



First Floor

Approx. 117.9 sq. metres (1268.9 sq. feet)



Total area: approx. 235.7 sq. metres (2537.3 sq. feet)



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39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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