# The Coach House, Tennis Drive

Nottingham NG7 1AE

**Guide Price £475,000** 



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- Charming semi-detached Coach House within Nottingham's prestigious Park Estate
- Easy access to Nottingham Castle and train station
- Creatively arranged over two floors combining rustic charm with modern design
- Entrance hall with staircase
- Spacious open-plan lounge and modern kitchen with fitted units and appliances

- First-floor lounge opening onto a fabulous terrace with winter views through mature trees
- Distinctive porthole windows adding character
- Two bedrooms, each with modern en-suite facilities
- Master bedroom featuring a walk-in wardrobe
- Large integral garage providing secure parking and storage





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### Tennis Drive, Nottingham, NG7 1AE

Key Features - Nestled on one of the most sought-after roads within

Nottingham's prestigious Park Estate, The Coach House is a most charming semi-detached home. Creatively arranged over two floors, this enchanting residence blends rustic character with modern design, offering a unique living experience that will appeal to the discerning purchaser.

Nottingham's vibrant city centre with its array of shops, bars, restaurants, and entertainment venues is just a short distance away, as are the historic Nottingham Castle and train station, ensuring convenience without compromising on tranquillity.

The accommodation briefly comprises:

Entrance hall with staircase ascending to the upper floor.

Spacious open-plan lounge and kitchen to the ground floor, featuring a modern range of fitted units and appliances.

To the upper floor, a second lounge opens onto a fabulous terrace, offering delightful winter views through the mature trees opposite, a perfect spot to relax or entertain.

The bedroom corridor leads to the two bedrooms, each with modern ensuite facilities; the master also benefits from a walk-in wardrobe.

Additional features include distinctive porthole windows, adding a delightful architectural touch, and large integral garage, providing both practicality and convenience.

A truly special home combining elegance, comfort, and character - ideally located to enjoy everything Nottingham has to offer.

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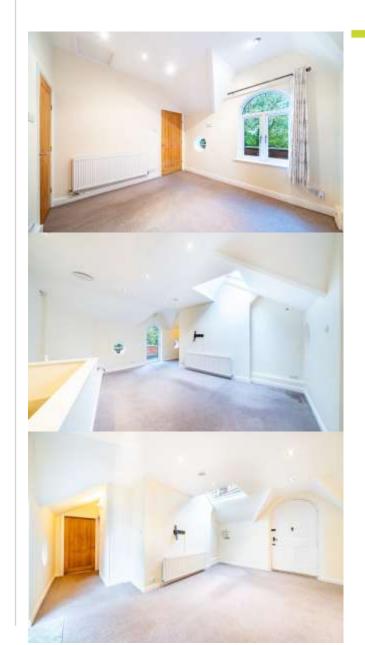
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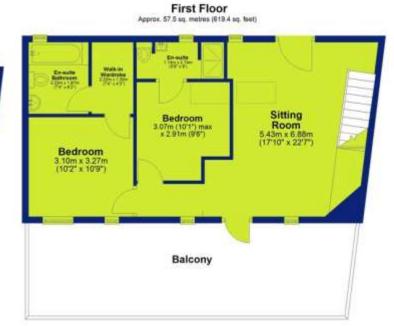
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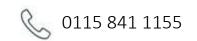
## Tennis Drive, Nottingham, NG7 1AE



Ground Floor Approx. 42.0 sq. metres (452.2 sq. feet) Dining Room #48m x 2.48m (14/6" x 8/2") Garage 7.57m x 3.53m (24'10" x 11'7") LoungerKitchen 7.57m x 3.44m (24°00° s 173°)



Total area: approx. 99.6 sq. metres (1071.6 sq. feet)





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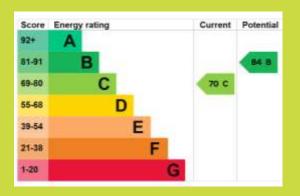




## Interested in this home?

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