

DISTINCTIVE
HOMES
by



Tennis Mews

Nottingham, NG7 1EX

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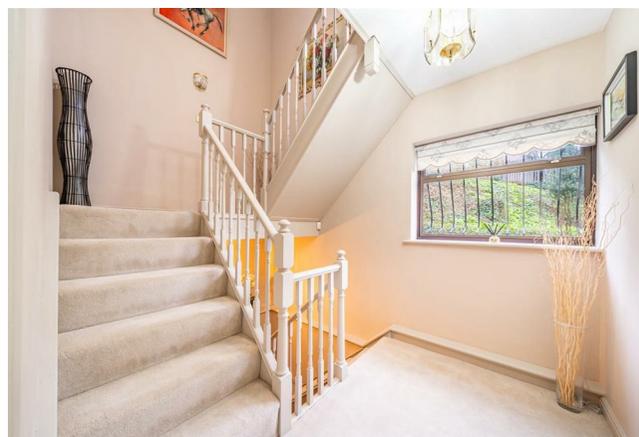
Nottingham, NG7 1EX

Situated in the highly desirable Park Estate location, within easy reach of Nottingham's iconic castle and vibrant city centre, this delightful home enjoys a generous plot with the rare benefit of a feature cave and ample parking





The accommodation briefly comprises an entrance hall with WC, leading to a first-floor landing with side window. A spacious lounge/dining room provides an excellent living and entertaining space, with access to a large balcony offering a delightful outlook. An adjacent fitted kitchen includes a range of fitted units and integrated appliances.



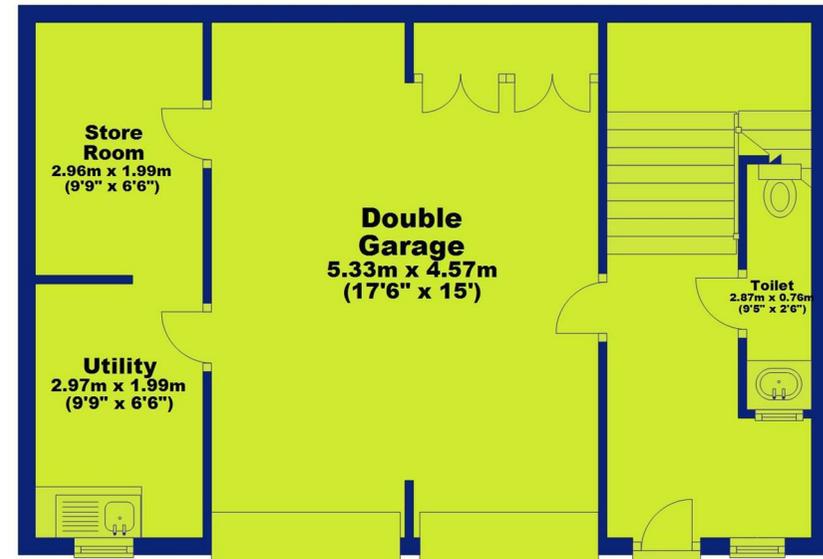


To the rear, patio doors open onto the garden, creating a seamless connection between indoor and outdoor living. The first floor hosts three bedrooms, including a principal bedroom with fitted wardrobes and modern an en-suite facility alongside two further guest bedrooms and a recently fitted family bathroom with bath and separate shower. Externally, the property benefits from generous gardens featuring a unique cave, off-road parking, and a double garage with additional storage and utility space.

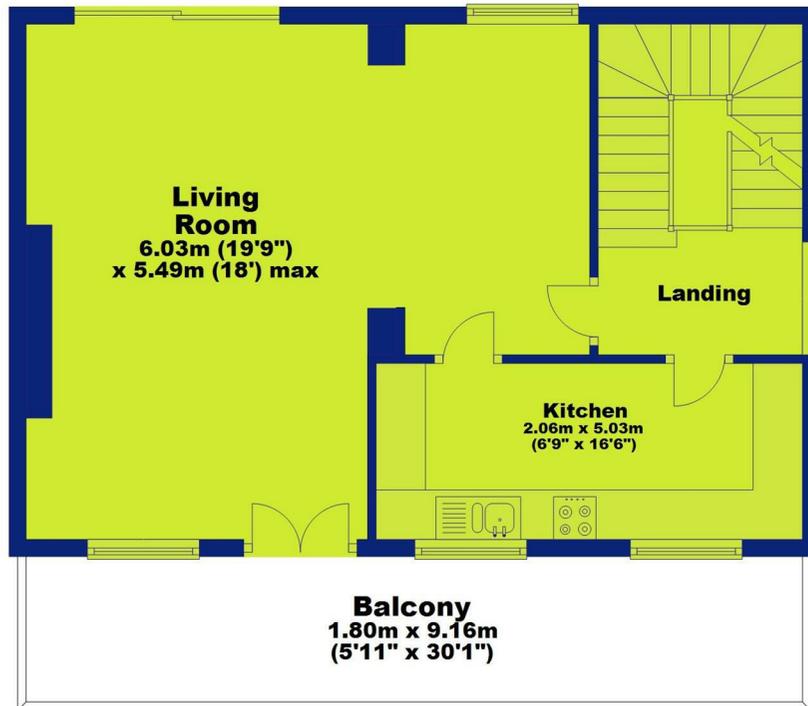




Ground Floor
Approx. 55.2 sq. metres (594.5 sq. feet)



First Floor
Approx. 55.7 sq. metres (599.5 sq. feet)



Second Floor
Approx. 55.4 sq. metres (596.8 sq. feet)



Total area: approx. 166.4 sq. metres (1790.9 sq. feet)



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| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

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Interested in this home?

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