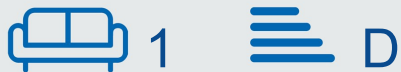


Tennis Drive

Nottingham
NG7 1AE

£535,000



- Beautifully presented three-storey contemporary home
- Stunning open-plan kitchen, dining and living space
- Separate utility room and ground floor WC
- Principal bedroom with en-suite shower room
- Impressive second-floor lounge with bi-fold doors opening onto a private balcony with elevated treetop views
- Situated within the prestigious Park Estate
- Modern fitted kitchen with integrated appliances
- Three well-proportioned bedrooms
- Stylish family bathroom and additional guest facilities
- Viewing recommended

 0115 841 1155

Tennis Drive, Nottingham, NG7 1AE

Key Features

This exceptional three-storey home offers a rare combination of contemporary design, generous living space and a highly sought-after setting within The Park Estate. Extending to approximately 1,441 sq ft, the property has been thoughtfully designed to provide flexible accommodation ideally suited to modern family living and entertaining.

Upon entering, you are welcomed into a superb open-plan kitchen, dining and living space spanning almost the entire ground floor. The stylish kitchen is fitted with a contemporary range of units and integrated appliances, complemented by ample dining and seating areas that create the perfect social hub of the home. A useful utility room and ground floor WC add further practicality.

The first floor hosts three well-proportioned bedrooms, including a generous principal bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom finished to a high standard.

Occupying the entire second floor is a stunning reception room, providing a versatile space that could be used as a lounge, entertainment room, home office or snug. Flooded with natural light, this impressive room features bi-folding doors opening onto a private balcony, where elevated treetop views create a peaceful and unique setting for relaxing or entertaining.

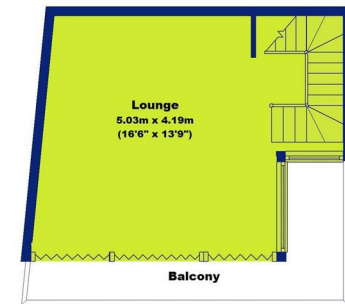
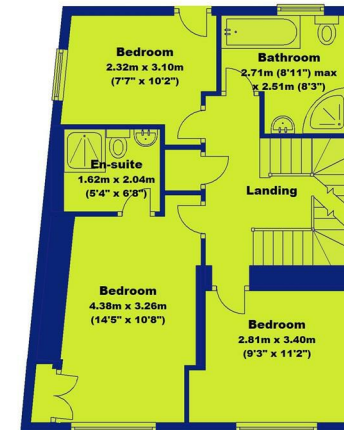
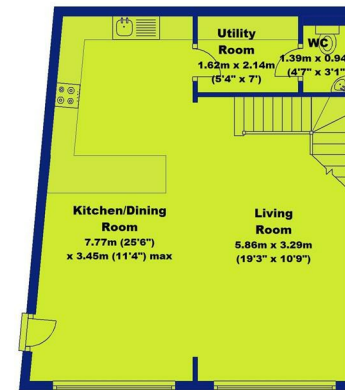
Deceptively spacious from the roadside, this remarkable home offers far more accommodation than first meets the eye. Combining stylish interiors, flexible living arrangements and a desirable location, an internal viewing is essential to fully appreciate everything this outstanding property has to offer.



Tennis Drive, Nottingham, NG7 1AE

Tennis Drive, The Park, NG7 1AE

APPROX. TOTAL GROSS INTERNAL FLOOR AREA 1441.1 SQ FT 133.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate. No responsibility will be taken for any error, omission or misstatement. These plans are for representation purpose only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation



0115 841 1155

Tennis Drive, Nottingham, NG7 1AE




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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

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.