

DISTINCTIVE
HOMES
by



Huntingdon Drive

Nottingham, NG7 1BW

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Occupying an enviable position on one of the Park Estate's more sought-after roads, this exceptional contemporary residence is a truly impressive home of architectural distinction.





Extending to approximately 3,500 sq ft including the integral double garage, the property combines striking modern design with beautifully proportioned accommodation, sophisticated interiors and an exceptional sense of space and light.

From the moment of arrival, the home makes a considerable impression, with its distinctive palisaded façade, established landscaped setting and contemporary architectural styling. Internally, extensive areas of glazing flood the accommodation with natural light, while the elegant modern galleried staircase provides a striking focal point and reinforces the sense of volume throughout.





The ground floor has been designed around modern family living and entertaining, with a striking contemporary dining kitchen, impressive family room and beautifully appointed living room, together with a dedicated study, utility room, cloakroom and generous entrance hall. The first floor continues the feeling of luxury, providing four bedrooms, including two with en-suite facilities, a dressing room and beautifully presented family bathroom.

Outside, the property enjoys an established private setting with lawned gardens and terrace, creating an ideal environment for both relaxed outdoor living and entertaining. The integral double garage adds further practicality without compromising the architectural integrity of the house.

Combining contemporary architectural flair, luxurious proportions, superb natural light and an exceptional Park Estate setting, this is a rare opportunity to acquire one of The Park's most distinctive modern residences, a home that truly needs to be experienced in person to appreciate its scale, quality and remarkable design.





Ground Floor

Approx. 185.0 sq. metres (1991.7 sq. feet)



First Floor

Approx. 138.5 sq. metres (1490.5 sq. feet)
(excluding Balcony, Balcony)



Total area: approx. 323.5 sq. metres (3482.1 sq. feet)



Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(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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