

DISTINCTIVE
HOMES
by



Newcastle Drive

Nottingham, NG7 1AA

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FHP Living feels privileged to be offering for sale this exceptional garden apartment combining the elegance and grandeur of a classic period property with the comfort and practicality required for modern living. Thoughtfully arranged across multiple levels, the property offers a sense of character and space, with each floor revealing distinctive architectural features and beautifully proportioned rooms.





The impressive living room serves as a true focal point of the home, where the combination of lofty ceilings, a feature fireplace, ornate detailing and the charming turret create an atmosphere of sophistication and warmth. The balcony extending from this room provides a tranquil setting to enjoy elevated views across the leafy surroundings of The Park Estate.

At the heart of the property, the expansive kitchen and dining space has been designed with both entertaining and day-to-day living in mind. The modern kitchen is complemented by ample preparation space, integrated appliances and a central island, while the adjoining dining room enjoys an abundance of natural light through a glazed door opening directly onto the decked terrace, creating a seamless connection between indoor and outdoor living.

The bedroom accommodation is both flexible and generous, making the property ideally suited to either growing families, visiting guests or those requiring home office space.





Several of the rooms enjoy charming period touches including bay/turret-style formations adding further individuality and appeal throughout.

The landscaped rear garden has been carefully designed to provide a variety of usable outdoor spaces. From the elevated decking area ideal for al fresco dining, steps descend through attractive planted terraces to a delightful lawned garden, established shrubs and herbaceous planting. The garden offers a peaceful retreat rarely found so close to Nottingham's vibrant city centre.

The location itself remains one of Nottingham's most prestigious residential settings, renowned for its historic architecture, tree-lined streets and exclusive atmosphere, whilst remaining within convenient reach of the city's commercial, cultural and leisure amenities. Nearby transport connections also provide excellent accessibility for commuters.



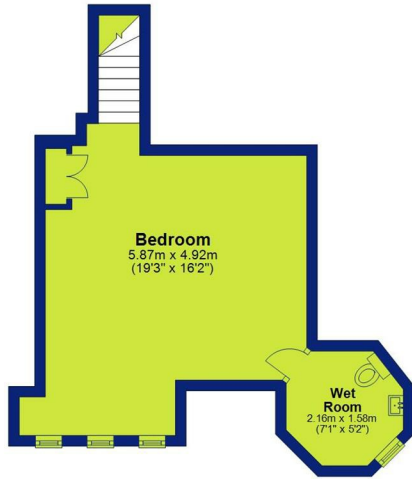
This is a rare opportunity to acquire a substantial and characterful home in one of Nottingham's most desirable areas, offering an exceptional blend of period elegance, alongside modern living and beautifully landscaped outdoor space.





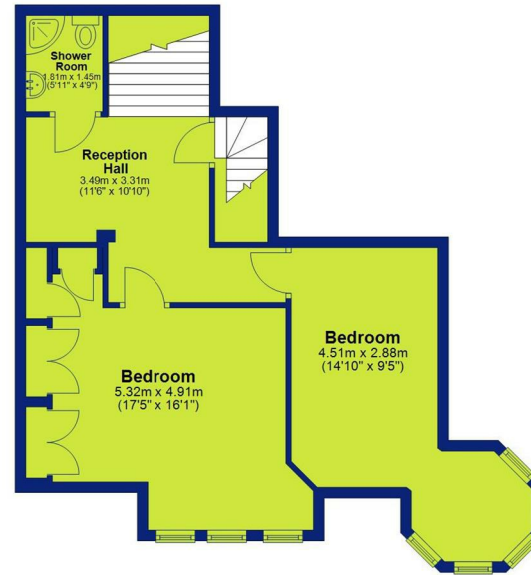
Lowest Ground Floor

Approx. 29.9 sq. metres (322.1 sq. feet)



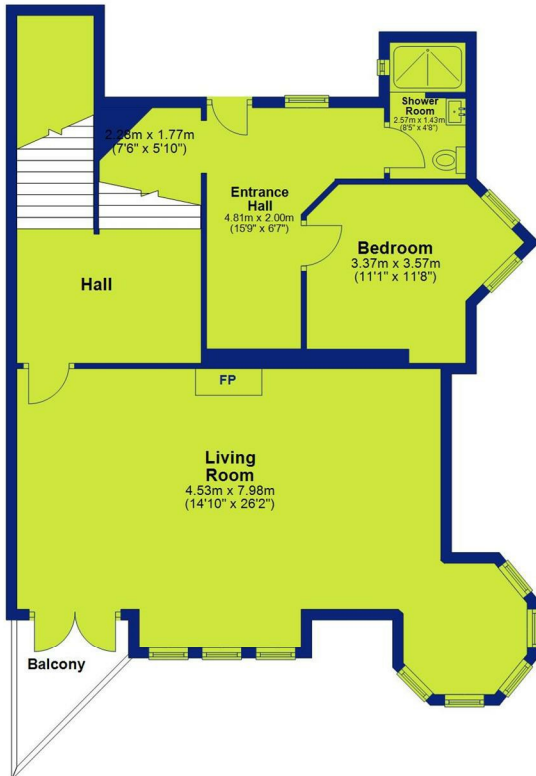
Lower Ground Floor

Approx. 57.9 sq. metres (623.4 sq. feet)



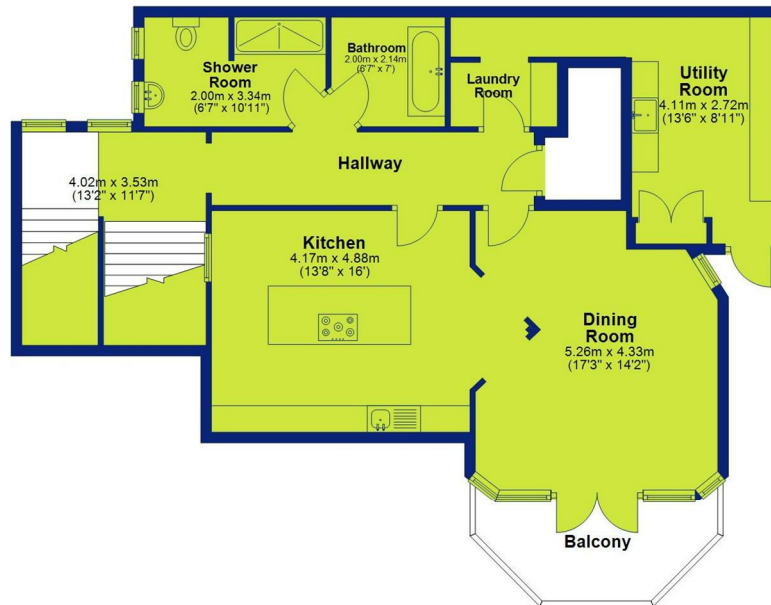
Ground Floor

Approx. 89.3 sq. metres (961.5 sq. feet)
(excluding Balcony)



Lower Ground Floor

Approx. 96.4 sq. metres (1037.7 sq. feet)
(excluding Balcony)



Total area: approx. 273.6 sq. metres (2944.8 sq. feet)

Storage area on lower ground floor is 62.9m²
Plan produced using PlanUp.



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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.

www.fhpliving.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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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