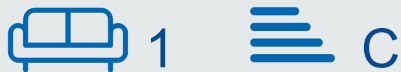


# Newcastle Drive

The Park  
Nottingham  
NG7 1AA

Price Guide £729,950



- Prestigious Park Estate location with easy access to Nottingham city centre
- First-floor open-plan lounge and kitchen with bi-fold doors to terrace and garden
- Two double bedrooms each with stylish en-suite shower rooms
- Landscaped garden with terrace, lawn and established planting
- EPC Band C / Council Tax Band G
- Entrance hall, boot room, WC and utility room with integrated washing machine
- Modern kitchen with island, quartz and glass worktops and integrated appliances
- Master bedroom suite with vaulted ceiling, fabulous walk-in wardrobe and luxury en-suite bathroom
- Integral garage plus additional triple-parking garage with storage
- Freehold

 0115 841 1155

## Newcastle Drive, The Park, Nottingham, NG7 1AA

### Key Features

Nestled within the highly sought-after and prestigious Park Estate, this striking contemporary residence enjoys an elevated and commanding position, while benefiting from easy access to Nottingham's vibrant city centre, renowned for its eclectic mix of shops, bars, restaurants, mainline train station and historic castle. The location perfectly blends exclusivity and convenience, making it ideal for both relaxation and city living.





0115 841 1155

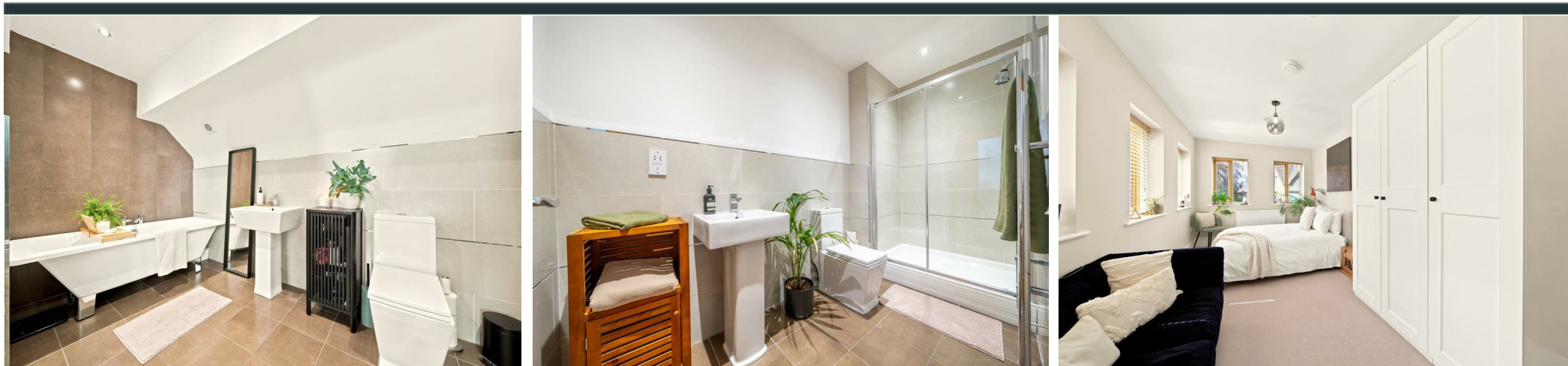
## Newcastle Drive, The Park, Nottingham, NG7 1AA





0115 841 1155

Newcastle Drive, The Park, Nottingham, NG7 1AA




## 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		76	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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.