

DISTINCTIVE
HOMES
by



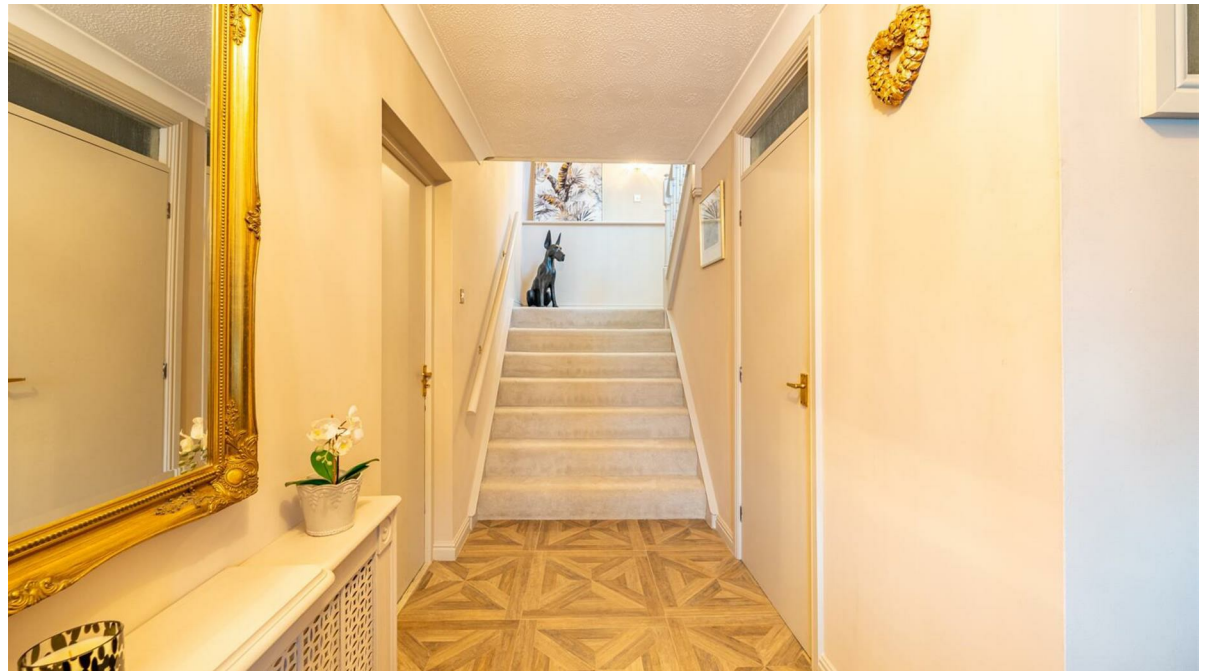
Tennis Mews

Nottingham, NG7 1EX

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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.

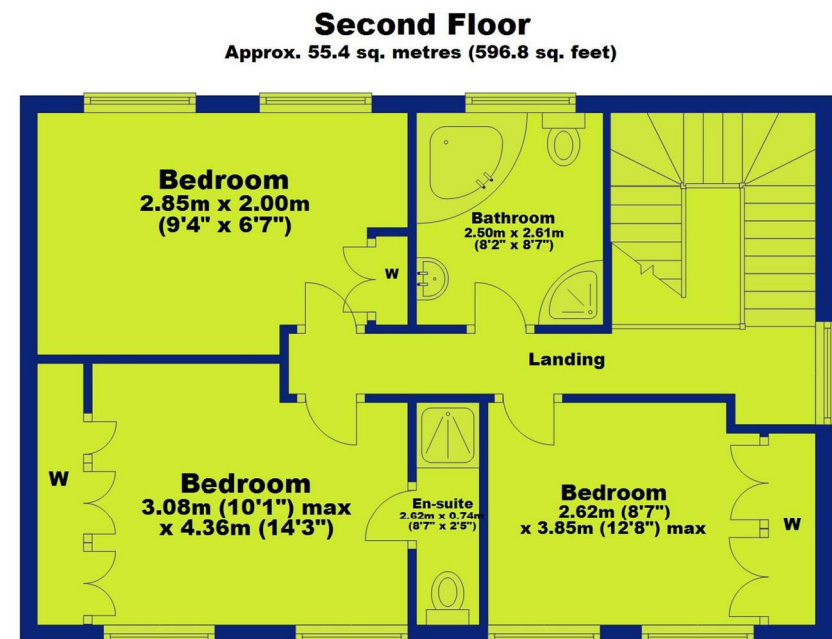
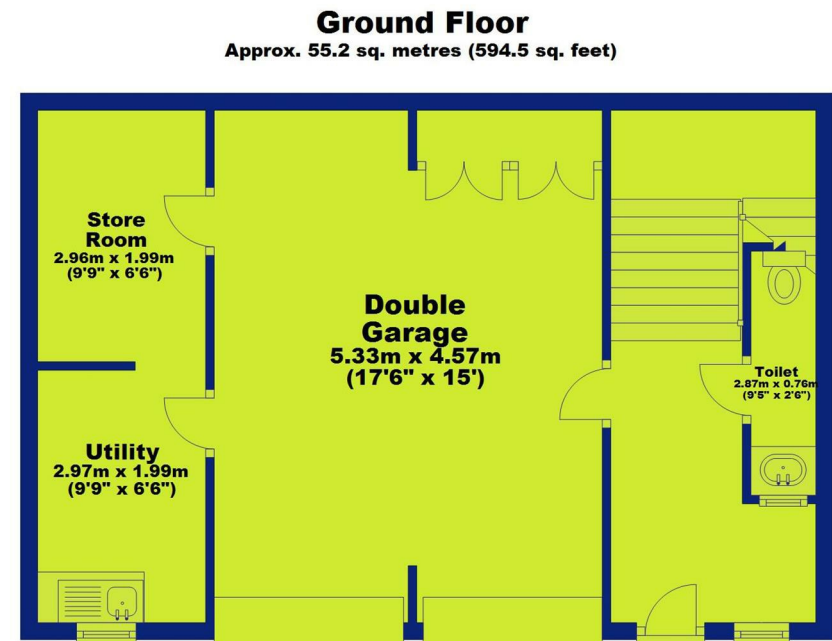
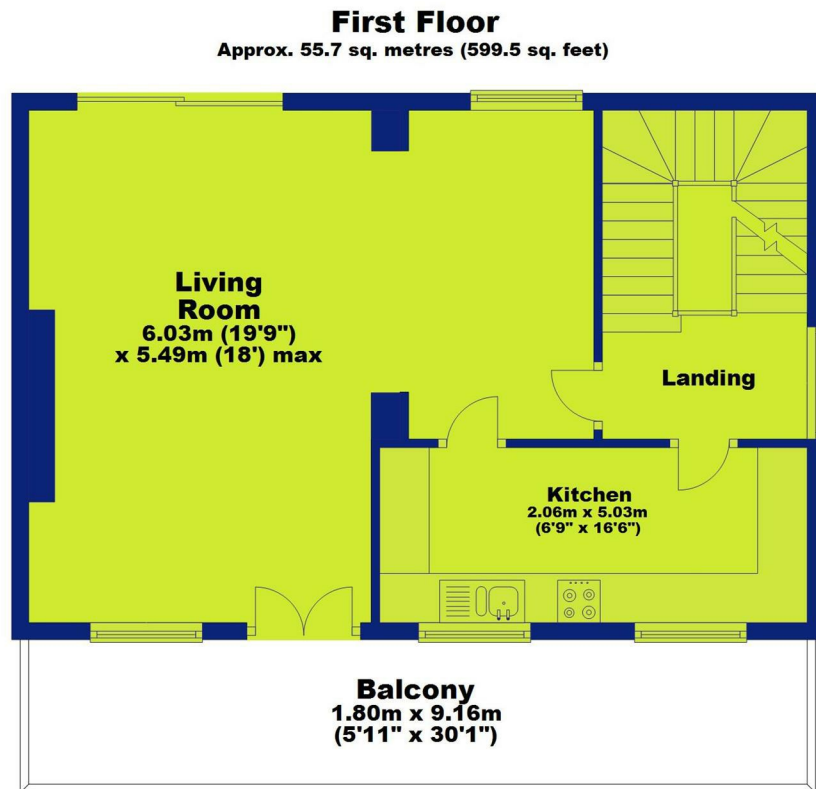




To the rear, patio doors open onto the garden, creating a seamless connection between indoor and outdoor living. The first floor hosts three bedrooms, including a principal bedroom with fitted wardrobes and modern an en-suite facility alongside two further guest bedrooms and a recently fitted family 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.







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
(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		
EU Directive 2002/91/EC		
England & Wales		

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