

# Tattershall Drive

The Park  
Nottingham  
NG7 1AD

Offers In Excess Of  
£1,495,000



 0115 841 1155



- Substantial Period Detached Residence/Over 4,200 Sqft of Space Inc Garage
- Five Double Bedrooms/En Suite to Master Bedroom
- Spanning Two Floors/Spacious Drawing Room
- Large Dining Room/Snug with Bi-Folds
- Kitchen with a Range Cooker/Vaulted Ceiling Utility
- Garden Room/Reception Hall
- Library/Music Room/Study/Possible Bedroom 6
- Ground Floor Bathroom/Stylish First Floor Family Bathroom
- Established Gardens/Gated Driveway/Garage
- Many Features/Internal Area Approx. 4,235 Inc Garage/EPC RATING E



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### Key Features

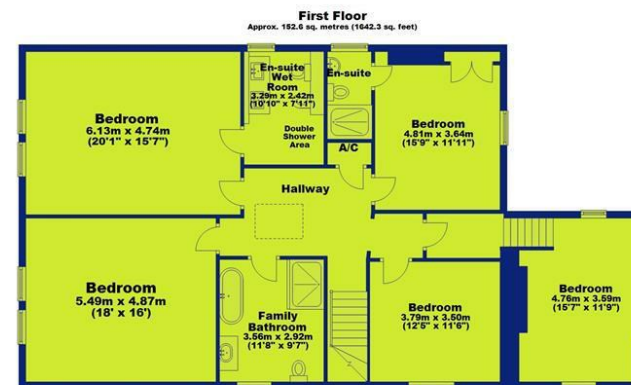
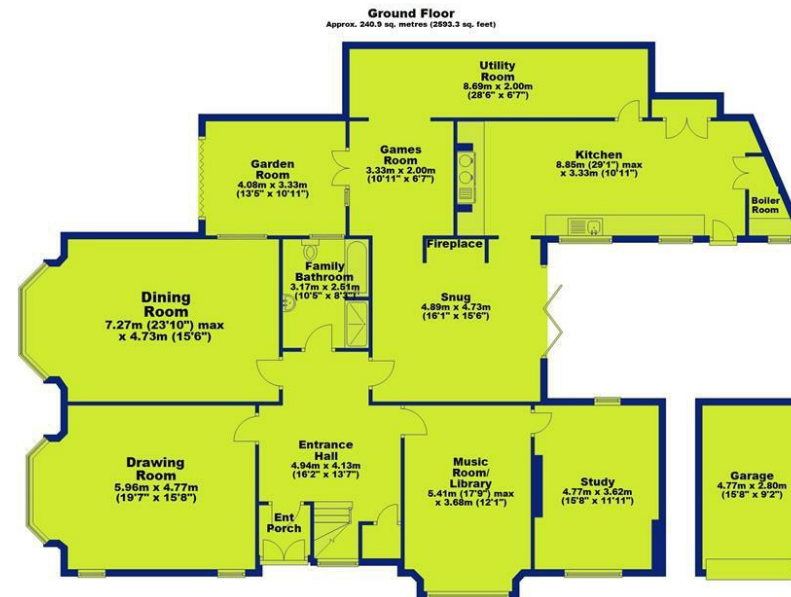
FHP Living feels privileged to offer for sale this grand Victorian home located within Nottingham's prestigious Park Estate.





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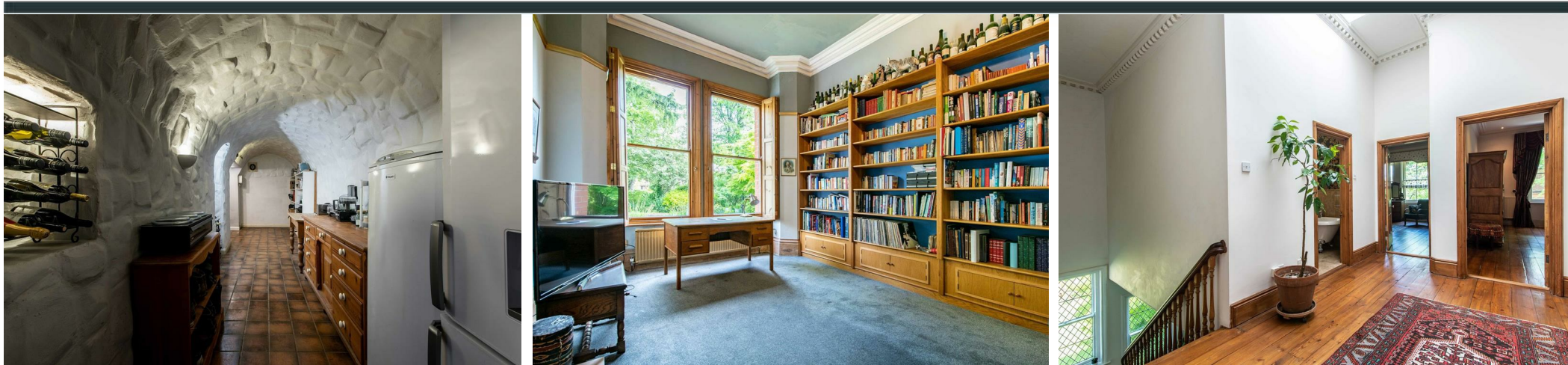


Total area: approx. 393.5 sq. metres (4235.6 sq. feet)



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### *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) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | 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.