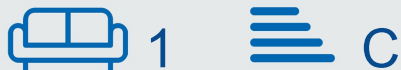


Newcastle Drive

The Park
Nottingham
NG7 1AA

Price Guide £729,950



 0115 841 1155



- 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



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Newcastle Drive, The Park, Nottingham, NG7 1AA

Key Features

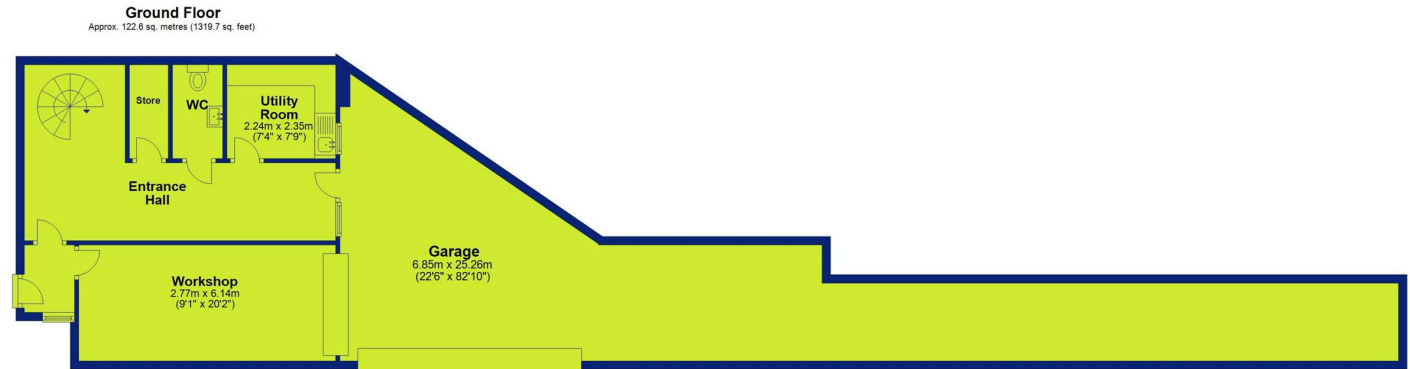
Nestled within the highly sought-after and prestigious Park Estate, this striking contemporary residence enjoys an elevated and commanding position, while benefiting from easy access to Nottingham's vibrant city centre, renowned for its eclectic mix of shops, bars, restaurants, mainline train station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





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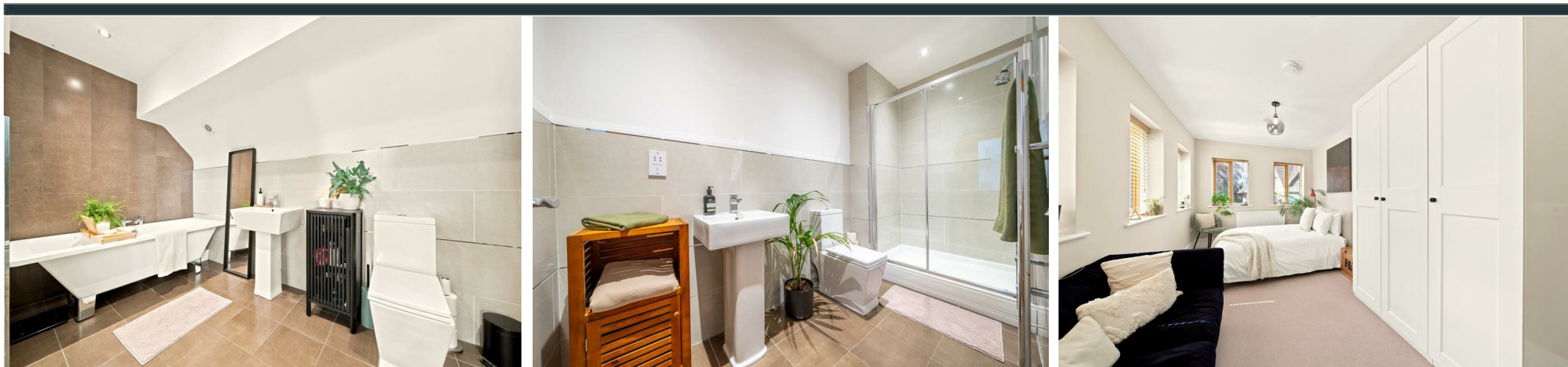


Total area: approx. 274.1 sq. metres (2950.0 sq. feet)



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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) 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		
England & Wales	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.