

DISTINCTIVE
HOMES
by



Cavendish Road East

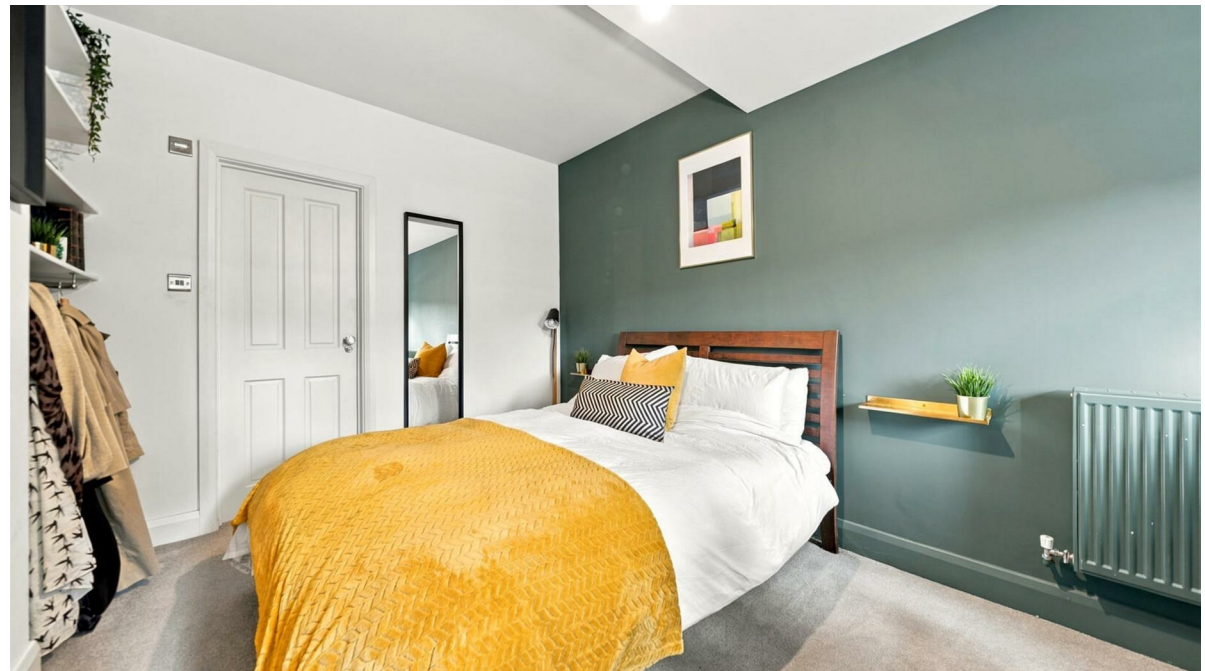
Nottingham, NG7 1BB

Cavendish Road East

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A Stylish Modern Detached Home in The Prestigious Park Estate

Situated within the prestigious Park Estate, this impressive modern home enjoys an enviable location, just a short distance from Nottingham city centre and its extensive range of bars, restaurants, shops and cultural attractions. Nottingham railway station, excellent transport links and the iconic Nottingham Castle are also readily accessible.





Arranged over three floors, the property offers well presented and thoughtfully designed accommodation, combining modern interiors with generous proportions and an abundance of natural light.

The welcoming entrance hall provides access to a ground floor bedroom, a modern en suite bathroom fitted with both a bath and separate shower, together with a personal door providing direct access to the double garage.

To the first floor is an impressive open-plan L-shaped living space, incorporating a spacious lounge, dining area and stylish modern kitchen. Attractive flooring flows while extensive glazing and glazed doors create a light and airy environment and provide direct access to the rear garden.

The contemporary kitchen is fitted with a comprehensive range of units, complemented by quartz work surfaces and integrated appliances. The adjoining dining area benefits from glazing to the fore maximising the natural light and creating an ideal space for both everyday living and entertaining.

A glazed door from the landing also opens onto the front terrace, providing a wonderful outdoor





seating area and offering picturesque rooftop views towards Park Terrace.

Also located on this floor is a further reception room, which could equally serve as an additional bedroom, together with an adjacent modern shower room, providing excellent flexibility for family living, guests or working from home.

The second-floor landing gives access to three further bedrooms, including a spacious master bedroom benefiting from double aspect windows, creating a bright and spacious retreat, and an abundance of natural light. A modern family bathroom completes the accommodation on this level.

Externally, the property continues to impress with an integral double garage, incorporating a useful utility/storage room, together with an established rear garden featuring a terrace, lawn and stocked borders.

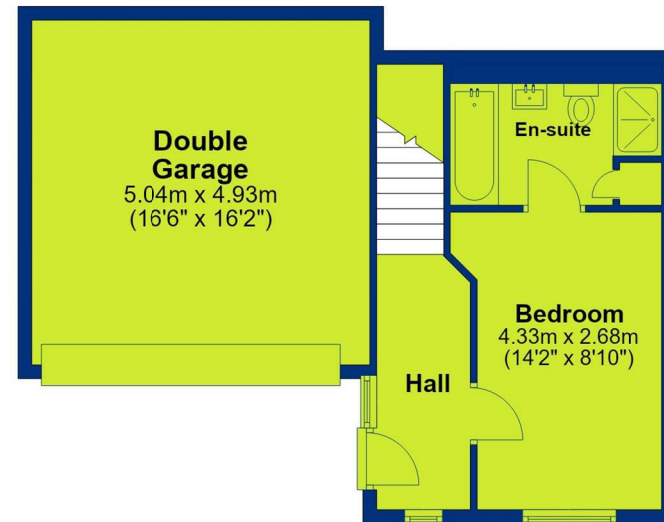
This is a superb modern home, offering stylish contemporary accommodation arranged over three floors, excellent outdoor space, a double garage and a highly sought-after position within The Park Estate, whilst being within easy reach of the Nottingham city centre.





Ground Floor

Approx. 52.1 sq. metres (560.5 sq. feet)



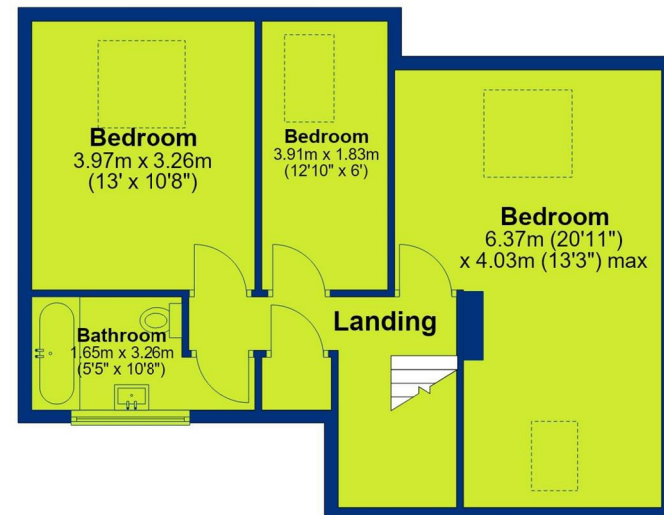
First Floor

Approx. 78.6 sq. metres (846.6 sq. feet)
(excluding Balcony)



Second Floor

Approx. 56.9 sq. metres (612.1 sq. feet)



Total area: approx. 187.6 sq. metres (2019.2 sq. feet)



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	78
England & Wales	EU Directive 2002/91/EC 	

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Interested in this home?

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