



An opportunity to acquire a well presented detached residence

Oakdean, 7a Pelham Crescent, The Park, Nottingham

Freehold

savills



A modern detached coach house style property • Versatile accommodation • Three bedrooms • Two bathrooms • Living / dining room • Breakfast kitchen • Study • Single garage and courtyard garden • Highly sought after location

Local Information

The Park Estate is within walking distance of Nottingham City Centre and is considered one of the premiere residential locations within the area.

The city centre has a variety of shops, these include department stores such as John Lewis and House of Fraser. A number of supermarkets, both Waitrose and Sainsbury can be found a short distance from the property. Nottingham Station is within easy walking distance of The Park, making this location perfect for city living but with a 'village feel'

The Park itself offers a number of leisure facilities including a tennis club, bowls and squash club. The private estate sits within easy reach of excellent schooling to include the Nottingham High School and is also convenient for the city's Universities and hospital complexes.

Nottingham City Centre is 0.5 miles and the station is also 0.5 miles, from Nottingham there is a main line service to the rest of the UK and particularly London where a typical journey would take from 1 hour 30 minutes. Road links are excellent, with a number of major roads a short drive away, these include the M1, A46 and A52. East Midlands Airport is about 15 miles and will take approximately 30 - 40 minutes.

About this property

Arranged over two floors, the versatile accommodation includes an entrance hall, inner hallway, living / dining room, study, bathroom, bedroom one / sitting room and breakfast kitchen to the ground floor, with the first floor landing giving access to two bedrooms and a shower room.

The property represents an excellent opportunity to acquire an easily managed and maintained, high specification home within Nottingham's premier residential suburb and within easy walking distance of an excellent range of local amenities.

Benefiting from double glazing and gas central heating, the property boasts a fully enclosed courtyard garden to the front and a single garage.

Ground Floor - Composite entrance door opening to:

Reception hall - Stairs rising to the first floor, wooden flooring, radiator, door into:-

Inner hallway - Radiator, wooden flooring, under-stairs storage cupboard, doors giving access into the study, bathroom, bedroom one / sitting room and the breakfast kitchen.



Living / dining room - Double glazed window to the side elevation with shutters, double glazed French doors opening out to the garden, wall lighting and two radiators.

Study - Wooden flooring and radiator.

Jack and Jill bathroom - a three piece suite comprising a corner bath with mixer tap and shower attachment and a glazed screen over, wash hand basin with mixer tap and a low level flush WC.

Bedroom One / Sitting room - Currently used as a sitting room, double glazed windows to the front and side elevations with window shutters, full height vaulted ceiling with exposed timbers and radiator. There is future potential to create a mezzanine level due to the roof height, subject to the relevant permissions.

Breakfast Kitchen - Fitted with a range of wall, drawer and base units, with under cabinet lighting, stainless sink and drainer with mixer tap, space and plumbing for a washing machine, integrated dishwasher, built-in BOSCH single oven, built-in four ring gas hob with extractor hood over, integrated fridge and freezer. Double glazed window to the front elevation and a tiled floor.

First Floor - Landing - Velux window, doors giving access to two bedrooms and the shower room.

Bedroom Two - Double glazed windows to the front and side elevations, Velux window,

exposed beams, eaves storage area and radiator.

Bedroom Three - Double glazed window to the front elevation, Velux window, eaves storage areas, exposed beams, vaulted ceiling, and two radiators.

Shower Room - Fitted with a wall mounted wash hand basin with mixer tap, a walk-in power shower, and a low level flush WC. Velux window, heated towel rail and tiling to the floor and walls.

Single Garage - With an up and over door to the front, solar panel lighting.

Outside - Front - At the front of the property is a low maintenance fully enclosed courtyard garden which includes a patio seating area, gated access and a pathway leading to the front entrance. To the side of the property there is a pathway to a further storage area, an ideal space for bins and an outside tap and lighting.

Tenure

Freehold

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.

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Oakdean, 7a Pelham Crescent, The Park, Nottingham
Gross Internal Area 1208 sq ft, 112.2 m²

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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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