



**Asking Price Of £1,325,000**

**Swan House, Huntingdon Drive, The Park, Nottingham, NG7 1BW**

- Impressive and stylish modern home, • Entrance hall • Four double bedrooms all with en-suites • Guest suite with fitted kitchen • Stylish kitchen diner with panoramic view of the garden • Spacious lounge/dining room • Reverse/cycle heat pump air conditioning and heating • Utility room • Double garage with electric car charging point • Enclosed rear garden with summer house







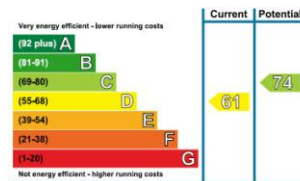
## Swan House, Huntingdon Drive, The Park, NG7 1BW

Offering a wealth of features which will appeal to the most discerning of purchasers and affording the sort of comfort and convenience that one would associate with a property of this calibre. The property itself displays accommodation which has been creatively arranged over three floors and briefly comprises; entrance hall with cloaks/WC and a contemporary spiral staircase, spacious open plan lounge/dining room with bi-fold doors onto a balcony overlooking the rear garden, two lower floor bedrooms, both with stylish en suite facilities, utility and a fabulous guest suite ideal for a dependent relative/nanny with bedroom. There is a stylish kitchen diner with panoramic view of the garden and white quartz floor and worktops with high gloss white units and an array of appliances including range cooker, American style fridge freezer, additional fridge and freezer, eye level steam oven, wine cooler and flat screen TV. In addition, the upper level features the master suite has an en-suite wet room and a sunken bath in the bedroom. There is also a dressing room with hanging rails and storage and wide French windows opening on to a large south facing terrace with park style railings. There is also an adjacent guest suite which has an en-suite with a Jacuzzi bath, walk in shower, mirrored vanity unit and storage. It also has a walk in wardrobe with hanging space and storage. The outside features an enclosed predominantly lawned rear garden together with terrace, small front garden area and an integral double garage with personal door from the inner hallway. **VIEWING HIGHLY RECOMMENDED.**

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