



## A UNIQUE COTTAGE RESIDENCE LOCATED WITHIN NOTTINGHAM CASTLE ROCK

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ROCK COTTAGE

PEVERIL DRIVE, THE PARK ESTATE, NOTTINGHAM NG7 1DE

savills

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NOTTINGHAM NG7 1DE

Two en suite bedrooms ♦ Park Estate location  
♦ elevated terrace and garden ♦ unique interior with exposed  
rock wall ♦ off road parking and garaging

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### Location

The Park Estate is one of Nottingham's most highly regarded residential locations, borne out of the former deer grounds of Nottingham Castle and has homes attributed to noted architects including T.C Hine and Watson Fothergill. The tree lined crescents on this private estate create a delightful living ambiance, yet being just a short distance from the city and being well placed for a number of noted local independent schools.

### Directions

From Maid Marian way turn left onto Friar Lane and then next left onto Lenton Road and proceed straight ahead with Nottingham Castle on your left. Enter into the Park Estate and turn left into Ogle Drive and filter onto Peveril Drive. The property can be found on the left denoted by our For Sale board.

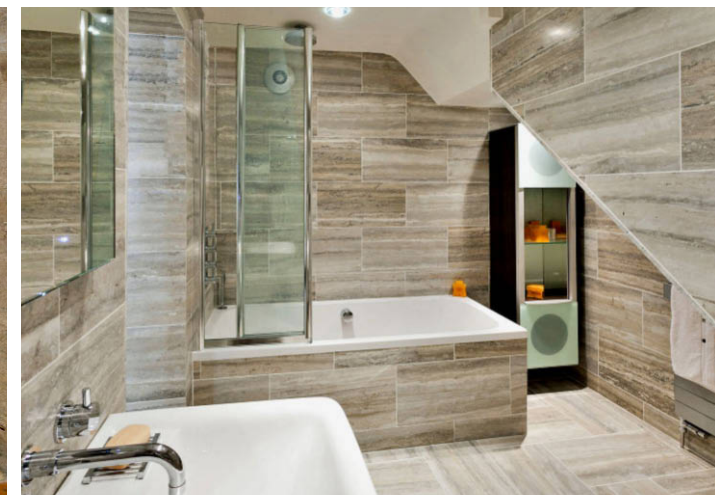
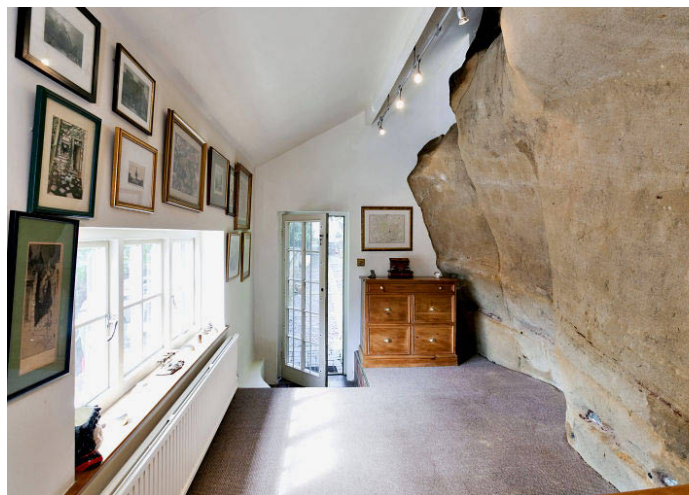
### Description

Rock Cottage is a unique residence set amidst the Rock formation beneath Nottingham Castle within the Park Estate.

The property has bay fronted windows looking out to a front gravelled garden with ornate shrubbery.

A spacious entrance hall with turned staircase ascending to the first floor with exposed rock wall feature. Off the hall is the master bedroom with front elevation, fitted wardrobes and en suite shower room with hand wash basin and low level W.C.

Bedroom two is complete with fitted wardrobes and en suite bathroom with white suite comprising hand wash basin, low level W.C and polished granite tiling throughout.



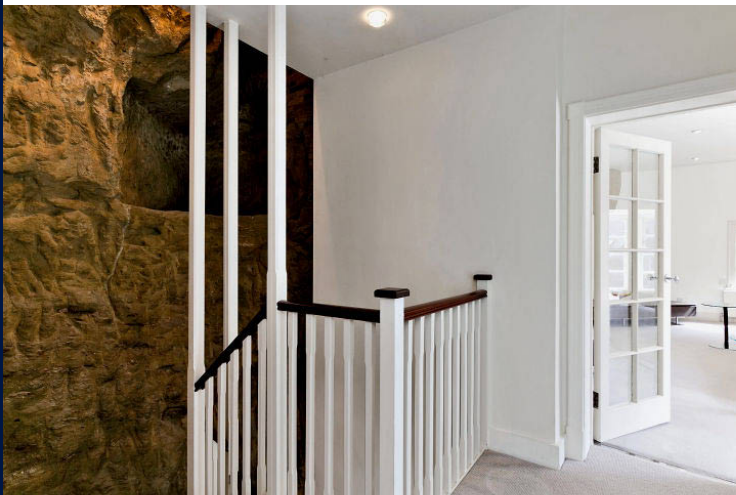
The first floor accommodation comprises two spacious reception rooms with exposed rock and front elevation. A handmade wooden kitchen is complete with an integrated oven and tiled floor. A study leads off to the raised terrace and garden area with planted shrubbery and borders.

**Tenure** Freehold

**Services** Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

**Energy Performance** A copy of the full Energy Performance Certificate is available upon request.

**Viewing** Strictly by appointment with Savills.

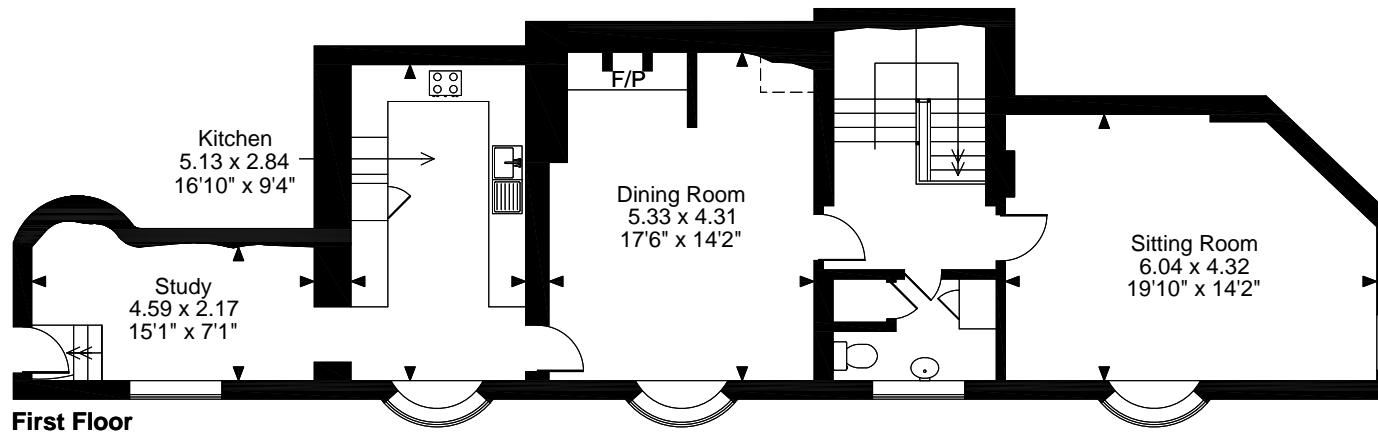
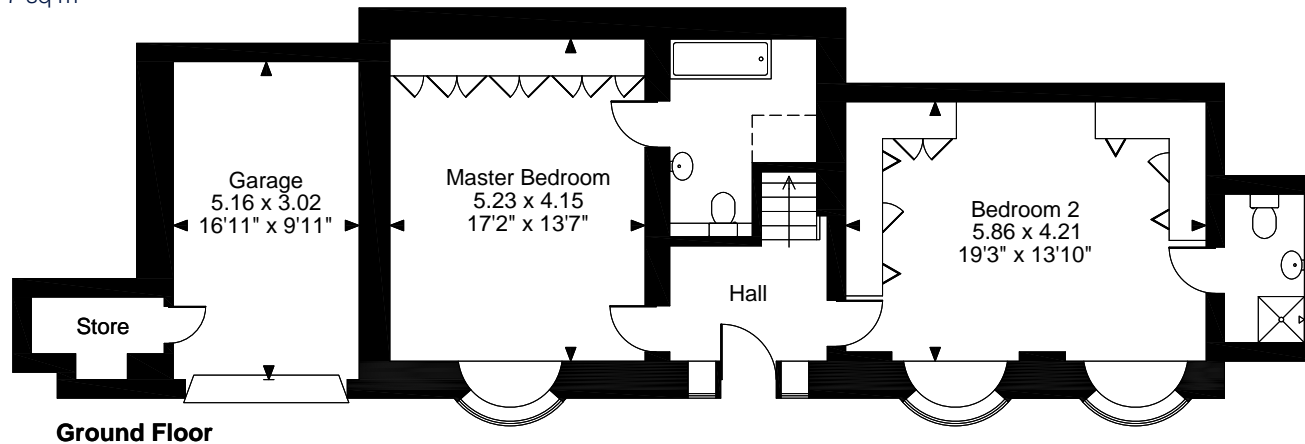


## FLOORPLANS

Main House gross internal area: 1,709 sq ft, 159 sq m

Garage gross internal area: 198 sq ft, 18 sq m

Total gross internal area: 1,907 sq ft, 177 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	