



The Town House
34 Park Terrace | The Park Estate | Nottingham | NG1 5DN

FINE & COUNTRY

THE TOWN HOUSE



A truly outstanding family home situated on Park Terrace, a highly regarded and prestigious address on the borders of The Park Estate.



KEY FEATURES

Presenting a fine example of Regency architecture and drawing inspiration from John Nash's iconic London terraces, The Townhouse stands as one of the original homes of The Park Estate and displays classic, characterful and tasteful detailing at every turn. This Grade II Listed Italianate villa enjoys approximately 5899sq.ft of accommodation which is arranged over 5 floors and has been sympathetically restored back to a fully functioning family residence over the previous 5 years. Fixtures and fittings have been painstakingly sourced to ensure the works are both in keeping, and of the highest quality throughout. The location of this home is equally as impressive, with both Nottingham City centre and Nottingham Railway Station just a short walk from the property making it particularly appealing for those commuting both locally, and further afield.

THE GROUND FLOOR

Upon entering the property via the covered and tiled outer hall, you are immediately greeted by the breathtaking entrance hall which is awash with natural light thanks to the vast feature leaded window shared by the first-floor landing. You instantly appreciate the care which has gone into creating this special home with fantastic detailing on display such as the ornate coving, beautifully tiled flooring, original iron spindles to the staircase and a charming cast iron radiator. Leading off this hall, and what is undoubtedly the showpiece of this property, the open plan living/ dining kitchen offers an incredible space for families to enjoy with 3 meter high ceilings, two full height bay windows, a feature fireplace and an excellent arrangement which lends itself perfectly for modern day living. The kitchen provides a host of features which you would expect from a home of this calibre, such as handcrafted Harvey Jones fitted units, a specially sourced La Cornue range cooker with brass pot filler tap, 200 bottle wine cooler, quartz work surfaces with a Belfast sink set into the central island, Quooker instant hot water tap and American style fridge/freeze to name but a few. Elsewhere on the ground floor you will find a versatile room which is currently made up as a guest bedroom with underfloor heating and a freestanding roll-top Victorian style bath, however this could easily lend itself as an additional reception room. There is also access off the main hall onto the spacious roof terrace which offers a fantastic space to relax or entertain.











THE FIRST FLOOR

On the first floor, and leading off the generous landing, you'll find the principal sitting room. A truly wonderful room which enjoys detailed cornicing and coving to the ceilings, period panelling to all sides, a feature fireplace with marble surround, exposed original pipework and a beautiful bay window enjoying north-westerly aspects over Nottingham city. Elsewhere, there is the principal bedroom which offers a fabulous retreat with its own wood burning stove and extremely spacious en-suite bathroom, and lastly an additional double bedroom with a charming square bay window and freestanding copper bath.

THE SECOND FLOOR

The second floor offers a versatile space perfectly suited for families with older children, multi-generational living or even live-in staff. There is a spacious double bedroom, a fully appointed family bathroom and a fantastic games/entertaining room which is currently configured to accommodate a dining area, pool table and a fitted kitchen or bar with gas hob, electric oven, fridge freezer and a dishwasher.

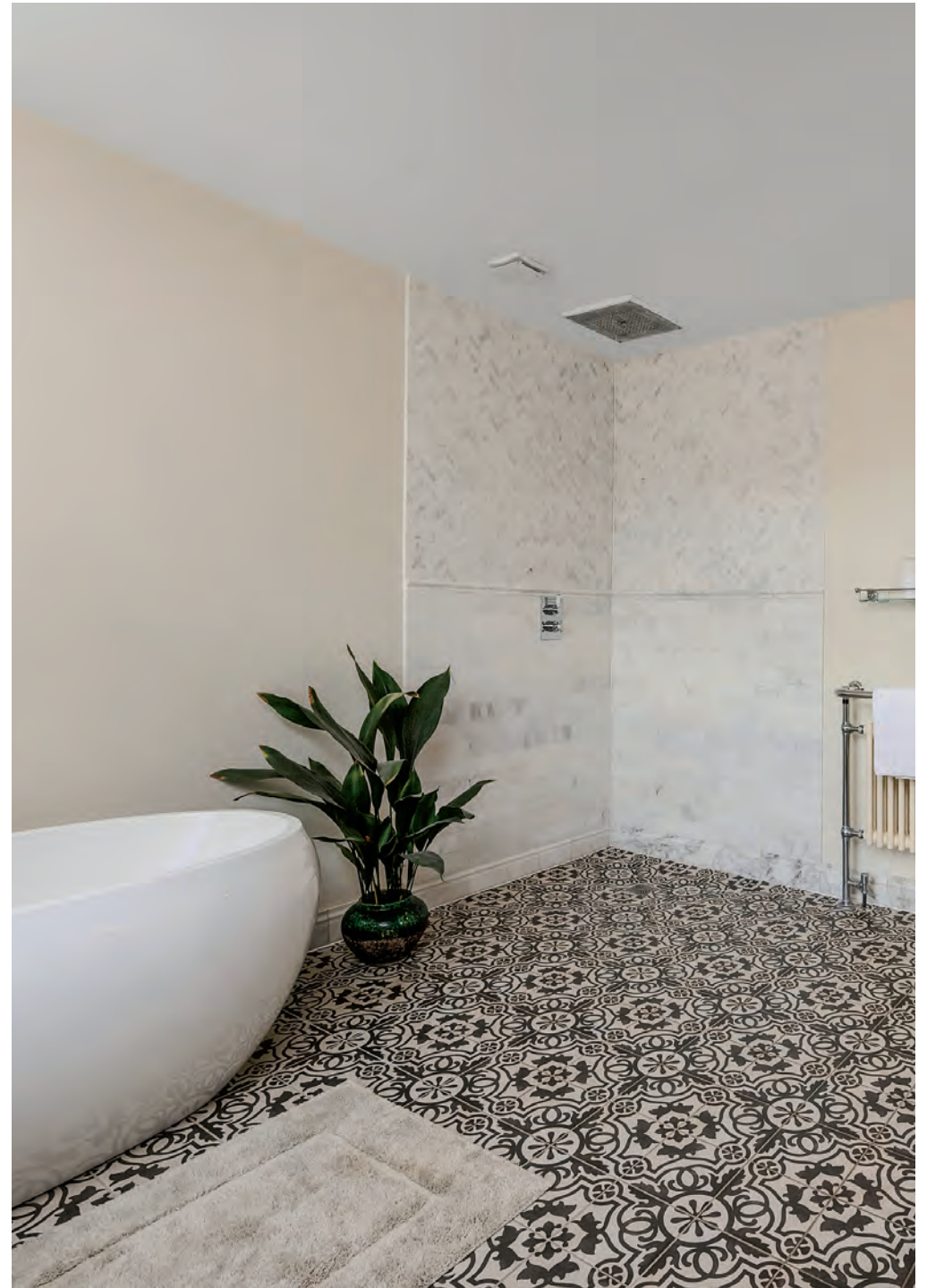
THE THIRD FLOOR

The third floor provides access to an attic which is perfect for storage, an additional storeroom and a mezzanine level overlooking the games room which could lend itself to a study/reading area.















THE LOWER GROUND FLOOR

To the lower ground floor, there are an additional 2 double bedrooms, one of which enjoys a stunning en-suite shower room with rainfall shower head and twin wash hand basins. In addition, there is a fitted utility room, plant room and 3 further useful store rooms which offer excellent potential for conversion to additional accommodation.









GARDENS & GROUNDS

The property benefits from two access points, one from The Ropewalk and the other being the primary entrance off Park Terrace. To The Ropewalk side, there is both pedestrian access to the property and vehicular parking via the attached single garage. To the Park Terrace aspect, you have a beautifully landscaped garden which is set behind wrought iron gates, ample parking for several vehicles, stocked borders, a fabulous terrace perfect entertaining or lounging, and a statement ornamental fountain feature.

LOCATION

The property is set within the prestigious Park Estate on the highly sought after Park Terrace, with a number of leisure facilities including a tennis club, bowls and squash club also within the estate, and Nottingham Castle only a short walk. 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 train station, a short walking distance away, offers great access and a number of frequent rail services to St Pancras in approximately 120 minutes.

DISTANCES

Nottingham City Centre 0.5 miles
Nottingham Railway Station 1 mile
Queens Medical Centre 2 miles
University of Nottingham East Entrance 2 miles
M1 Motorway Junction 25 7.5 miles
A453 Remembrance Way 5 miles
East Midlands Airport 14 miles

SERVICES

Mains electricity, drainage, gas and water are understood to be connected. There is electric underfloor heating to the ground floor bedroom, principal bedroom en-suite and lower ground floor en-suite shower room.

TENURE

Freehold.

VIEWINGS

Strictly by appointment with Fine & Country Nottinghamshire. Please contact Pavlo Jurkiw for more information.





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34 Park Terrace, Nottingham, NG1 5DN
Approximate Gross Internal Area = 547 sq.m/5889 sq.ft



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EPC Exempt



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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Nottingham
The Old Barn, Brook Lane, Stanton on the Wolds, Nottinghamshire, NG12 5SE
0115 982 2824 | nottingham@fineandcountry.com

