

DISTINCTIVE  
HOMES

by



fhp.living



# Park House, Manor Park

Ruddington, NG11 6DS

# Park House, Manor Park

Ruddington, NG11 6DS

A stunning seven-bedroom period home located in the highly sought-after Manor Park area in Ruddington. The property is set within its own secure grounds and has a wealth of period features with all the charm and character of a period home with all the space that a modern family desires.

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)





The property is entered through beautiful arched original double doors which steps into the reception porch with a stained glass door that steps to the reception hallway with stunning art nouveau stained glass windows to the front, an original feature fireplace with oak surround and tiled period open hearth, parquet flooring, original paneling, ceiling coving and original doors and art nouveau ironmongery that opens to the lounge, the dining room, family room and open plan kitchen to the rear.

The lounge has a triple aspect offering a light and bright airy space with a inglenook fireplace with cast iron burner set within, period coving, original art nouveau bay window with built-in seating and a feature arched recessed seating area. The dining room has a striking brick arched recessed indoor fireplace with open hearth, striped parquet wooden flooring and bifolding doors stepping out and overlooking the main gardens. The family room offers a cosy space to relax, with a bay window the side.

Off the rear hallway area there is a storage cupboard, downstairs cloakroom, boot room and opens out to the stunning open plan breakfast room and living kitchen. This kitchen has a triple aspect with bifold doors that steps out to a private patio terraced area. This offers the main hub of the house with the space that most buyers desire. The kitchen has a contemporary range of handleless wall and base units, a central island, built-in Aga, large ceramic floor tiles and Velux windows, allowing light to flood in. It offers a perfect space for the family to congregate.





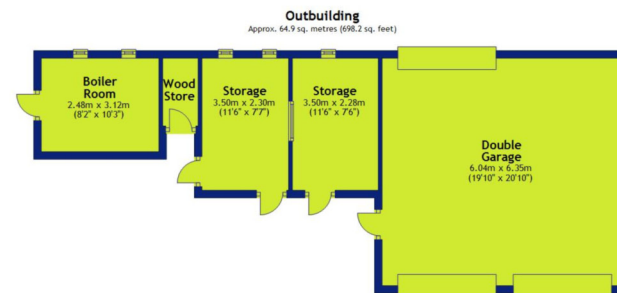
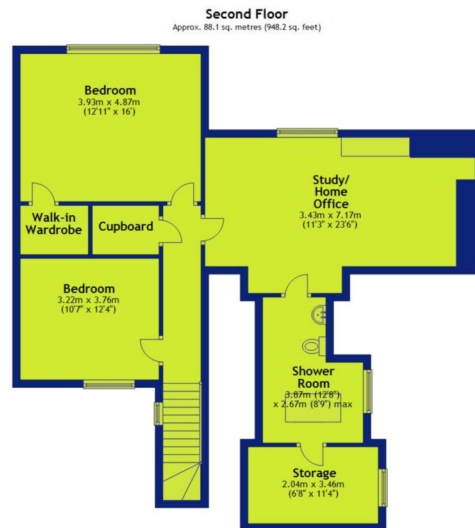
There is a staircase which takes you up to the first floor from the kitchen and also a further original oak staircase from the main reception hallway, which takes you up to a breathtaking landing with original art nouveau stained glass windows to the rear. With the original doors and fittings which open to five well-proportioned bedrooms. The main bedroom has an impressive bay window to the front with continuation of the leaded stained glass windows, a bay inglenook fireplace and a door that opens to a three-piece contemporary wet room. The further four bedrooms are all of excellent proportion with feature leaded windows and fireplaces, with one currently being used as a dressing room. There is a three-piece family bathroom and a further three-piece family shower room.

From the inner landing, there is a door that leads to the second floor which is self-contained space which has two/three bedrooms, one of which is currently used as a study/home office which gives access to a further shower room. There is also further storage space. This is an ideal space for teenager, guest suite or accommodation for an Au pair.



Outside, the grounds of the property is entered through electric intercom wooden doors, which leads to a sweeping gravel driveway, taking you to a double garage with an electric up and over doors which are double sided, giving access to the rear. The property has a secure front wall and fenced boundary, which is lined by a mature manicured hedge. There is a lawned front garden which is surrounded by graveled pathways, punctuated with well-stocked borders and a variety of mature trees and shrubs and has a raised patio area, which can be accessed via the bifolding doors from the dining room. Also to the front, there is a children's play area with slides and swings. To the side there is an enclosed courtyard seating area which is laid to paving and is accessed from the living breakfast kitchen. From the garages there is a paved gravel courtyard area which leads to two storage rooms, the wood store and boiler room and access to the road to the rear and the rear hallways leading to the kitchen area.





Total area: approx. 561.2 sq. metres (6041.2 sq. feet)



DISTINCTIVE  
HOMES  
by



## Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)

Score	Energy rating	It has the potential to be C.	Current	Potential
92+	A	body's energy performance.		
81-91	B			
69-80	C			69   C
55-68	D			
39-54	E			
21-38	F		33   F	
1-20	G			

The graph shows the property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient).

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



## Interested in this home?

Call the FHP Living Distinctive Homes Team



**Steven Gray**  
Mobile: 07917 576 253  
[steven@fhpliving.co.uk](mailto:steven@fhpliving.co.uk)



**Jules Hunt**  
Mobile: 07917 460 033  
[jules@fhpliving.co.uk](mailto:jules@fhpliving.co.uk)

T: 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham NG1 2GB