

DISTINCTIVE
HOMES
by



Newcastle Drive

The Park NG7 1AA

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The Park, NG7 1AA

FHP Living is delighted to present for sale this exceptional period garden apartment, beautifully converted to combine timeless elegance with modern comfort. Situated within the prestigious Park Estate, the property occupies an elevated plot with leafy, tree-lined views, offering a rare opportunity to acquire a home of both character and sophistication.

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The accommodation is thoughtfully arranged across two spacious and versatile levels, offering a layout that can adapt seamlessly to a range of lifestyles, whether for family living, professional use, or entertaining on a grand scale.

Upon entering the property via the well-presented communal entrance, a welcoming split-level hallway guides you towards the principal reception space: a superb drawing room of outstanding proportions. This elegant room is enhanced by a striking bay window that bathes the interior in natural light, highlighting the period details that give the apartment its unique charm. A handsome feature fireplace forms the centrepiece, while the high ceilings and intricate cornicing add further distinction. Leading directly from the drawing room, a versatile study provides a peaceful retreat, equally suited to those working from home, enjoying quiet reading, or simply appreciating the outlook across the landscaped grounds.





The bedroom accommodation is both generous and practical. The principal bedroom is a serene sanctuary, complete with its own en-suite shower room. A second bedroom benefits from a convenient adjoining WC, while the third offers flexibility as either a guest room or additional study space. A stylish family bathroom, finished to an excellent standard with a contemporary suite, serves the remainder of the accommodation and reflects the thoughtful blend of period charm with modern fittings.

The lower level of the apartment is dedicated to everyday living and entertaining, anchored by a superb breakfast kitchen. Designed with both style and functionality in mind, the kitchen features a central island, sleek work surfaces, and a range of quality appliances, creating the perfect environment for cooking, dining, and socialising. From here, the layout flows effortlessly into a utility area and an inviting TV room, ensuring practicality without compromising on comfort.

French doors open out onto an elevated terrace, a delightful space for alfresco dining or evening relaxation, with steps leading down to a beautifully landscaped, tiered garden. This private outdoor area has been designed to provide year-round appeal, offering a tranquil escape, a setting for entertaining guests, or simply a quiet retreat amidst nature.

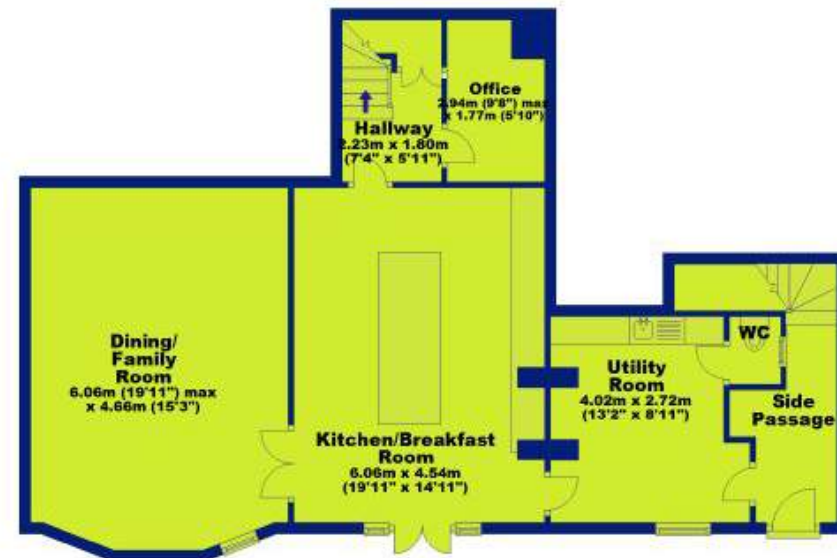
Further enhancing the lifestyle on offer, the property includes a generously sized garage located adjacent to the building. This provides secure off-street parking together with valuable storage, a rare and highly sought-after advantage within the Park Estate.

With its exceptional blend of period grandeur, modern refinement, and enviable setting, this remarkable garden apartment stands out as a property of true distinction. It is ideal for those seeking a home that combines elegance, comfort, and exclusivity in one of Nottingham's most desirable addresses.





Ground Floor
Approx. 81.6 sq. metres (878.1 sq. feet)



Second Floor
Approx. 47.8 sq. metres (514.4 sq. feet)



First Floor
Approx. 135.7 sq. metres (1460.6 sq. feet)





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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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