

DISTINCTIVE
HOMES
by



Grove House, Clare Valley

Nottingham, NG7 1BU

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Offers Over - £1,000,000

FHP Living feel privileged to be offering for sale this delightful detached residence, occupying a generous plot in a tranquil setting behind The Park's tennis club.





- Popular Park Location
- Fabulous Setting
- Delightful Detached Property
- Generous Plot
- Spanning Two Floors
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Kitchen
- Utility
- Entrance Hall with Cloaks/WC
- Garden Store
- Garage
- Shared Driveway
- Established Gardens
- Internal Area – 2,092 sq ft
- EPC Rating F





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Boasting over 2,000 sq ft of space with the accommodation creatively arranged over two floors and offering many features, the property briefly comprises; entrance hall with staircase ascending to the first floor, cloaks/WC, lounge with feature fireplace and bay window allowing natural light to flow, sitting room with double aspect windows, dining room/study, kitchen fitted with a range of units and appliances and an adjacent utility.

Whilst to the first floor there are five bedrooms accessed from the landing and two bathrooms which completes the accommodation offered.



In addition, there is a lower floor storage room ideal for gardening tools etc. potting shed, shared driveway with access to the garage and mature gardens which are predominantly lawned to the fore, with herbaceous borders and an established rear tiered garden which steeply ascends to the rear boundary.

Viewing recommended.



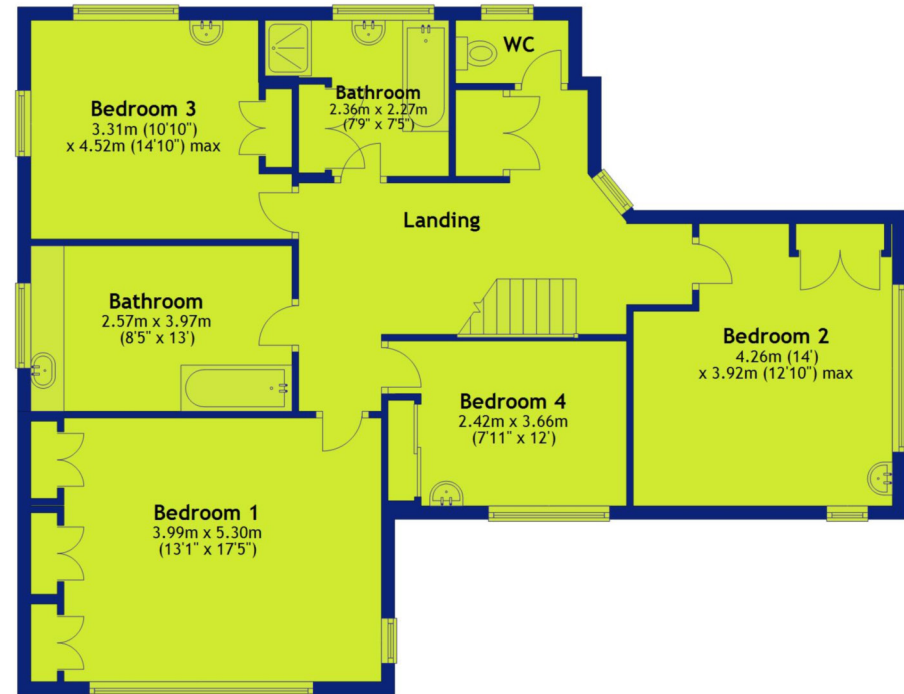
Ground Floor

Approx. 98.7 sq. metres (1062.0 sq. feet)



First Floor

Approx. 95.7 sq. metres (1030.3 sq. feet)



Total area: approx. 194.4 sq. metres (2092.3 sq. feet)



Nottingham
Castle

The Park Estate was originally created from Nottingham Castle's deer park and is now recognised as one of Nottingham's finest residential locations, with properties designed by notable architects PF Robinson and Watson Fothergill.

By the late 1800's The Park was recognised as more of an estate with some 400 houses being erected by 1887. Former residents of The Park include national figures such as Sir Paul Smith and Sir Jesse Boot.

It is a thriving community with its own residents' website

www.theparknottingham.co.uk. It boasts one of the largest gas street lighting systems in Europe and a skyline including the castle which makes it particularly atmospheric at night.

One of the reasons for The Park's popularity is its proximity to some of the best private schools in the region. Both the Boys and Girls High Schools have a national reputation of academic and sporting excellence whilst St Joseph's offers high educational standards with exceptional pastoral care.

The Park Estate offers a tranquil haven with the buzz of the city just minutes away. Nottingham Playhouse, offering the theatre along with 'Cast' restaurant and bar. Other restaurants include the recently opened and very popular Brown's, Hart's, which has a modern British style and a boutique hotel with 32 bedrooms, and World Service – the 'Best Overall Restaurant' in Nottingham's prestigious restaurant awards for a record four years, is testament to World Services quality.

The Park's Squash Club has 10 squash courts, a fully equipped gym, saunas, steam rooms and a bar and restaurant, whilst adjacent is The Park Tennis Club with over 200 members, 5 all-weather courts, 3 artificial grass all-weather courts, a beautiful club house and qualified coaches.



Nottingham High School
High School



Nottingham Girls High School
High School



The Park
Tennis Club



World Service
Restaurant Lounge Bar



Harts
Restaurant Lounge Bar

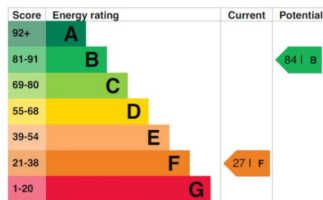
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Distinctive Homes by FHP Living

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

www.fhpliving.co.uk



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

FHP, their clients and joint agents give notice that:

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Interested in this home?

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