

DISTINCTIVE
HOMES
by



Clifton Terrace

Park Ravine, The Park NG7 1DJ

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£865,000

Situated in the Prestigious and highly regarded Park Estate, FHP Living feel privileged to be offering for sale a rare visitor to the open Park market in this delightful well presented, elegant semi-detached property, offering a wealth of features and characteristics which will appeal to the discerning purchaser.

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- Elegant Period Semi-Detached Property
- Spanning Three Floors
- Four Bedrooms
- Two Stylish Bath/Shower Rooms
- Two Reception Rooms
- Dining Kitchen with Modern Units & Appliances
- Utility
- Entrance Hallway
- Split Level Landing
- Wealth of Features & Characteristics
- Internal Area Approx. 2,000 Sqft
- EPC Rating E
- Driveway
- Established Gardens
- Viewing Recommended



Situated at the head of a cul de sac, this fine house offers the sort of comfort and convenience that one would appreciate in a property of this calibre, affording many original features, together with comforts needed for today's modern family, this fabulous home briefly comprises: entrance porch and tiled hallway, elegant lounge with large bay window, period feature fireplace and high level ceiling with cornicing. The adjacent dining room offers wooden flooring, high level ceiling with cornicing and access out on to the rear garden.

The dining kitchen is split level and situated to the fore, featuring a range of modern fitted units and appliances, together with an island unit and access to the utility and WC.

The first floor offers a split level landing with storage/wardrobe space, stylish bathroom with bath, separate shower and WC, four bedrooms, and further contemporary shower room.



Outside, a gated driveway providing off road parking leads via the side to the rear which opens out into a delightful establish garden area, predominately lawned, with bushes, borders, pathway and even a cave.

Viewing highly recommended.



Ground Floor

Approx. 87.6 sq. metres (942.4 sq. feet)



First Floor

Approx. 83.9 sq. metres (903.6 sq. feet)



Second Floor

Approx. 15.3 sq. metres (164.9 sq. feet)



Total area: approx. 186.8 sq. metres (2010.9 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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