

# Clare Valley

The Park  
Nottingham  
NG7 1BU

**Offers Over - £1,150,000**



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Location



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0115 841 1155



- Superb Semi-Detached Home
- Opposite The Park Tennis Club
- Spanning Four Floors
- Well Presented Interiors
- Popular Location
- Easy Access to the City Centre
- Five Bedrooms
- Master Bedroom Suite/Walk-in Dressing Room/Classic Master En-Suite
- Two Guest Bath/Shower Rooms
- Elegant Lounge/Dining Room
- Stylish Breakfast Kitchen
- Utility & WC
- Delightful Entrance Hall
- Basement Room
- Landscaped Garden
- Large Garage
- Internal Area Approx. 3015 sqft (including garage)



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## Clare Valley, The Park, Nottingham, NG7 1BU

### Key Features

Secured by an external security gate and surrounded by a walled landscaped garden, providing privacy and charm.

Upon entering this superb home, you're greeted by a beautiful tiled entrance hall with classic WC, leading to a fabulous lounge/dining room. This spacious area features attractive dual fireplaces, a large bay window allowing natural light to flow, wooden flooring, French-style doors opening onto the rear terrace and garden, and high-level ceiling with cornicing.

The breakfast kitchen is equipped with a comprehensive range of stylish units and appliances, including an island unit, quartz work surface area, and tiled flooring. Additionally, there is a small utility room for added convenience.

The first floor boasts an impressive master bedroom suite complete with bay window featuring a freestanding bath, an elegant fireplace, high-level ceiling with cornicing, and a beautiful en-suite shower room in a classic style. There's also a delightful walk-in dressing room which completes this remarkable suite.

A guest bedroom with its own en-suite facility can be found opposite.

Whilst the second floor accommodates three further bedrooms and a well-presented bathroom, providing ample space for family members or guests.

Outside, the landscaped garden features an artificial grass lawn offering low maintenance, while still providing a pleasant outdoor space for relaxation or entertaining.

A delightful terrace and small rear courtyard can also be found.

Overall, this property combines elegant period features with modern amenities, making it an ideal home in a sought-after location.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.



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**Basement**  
Approx. 24.1 sq. metres (259.3 sq. feet)



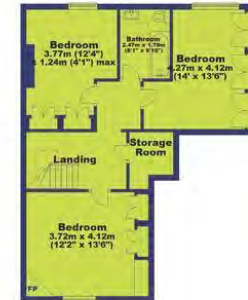
**Ground Floor**  
Approx. 84.9 sq. metres (914.3 sq. feet)



**First Floor**  
Approx. 71.9 sq. metres (773.2 sq. feet)



**Second Floor**  
Approx. 60.1 sq. metres (646.7 sq. feet)

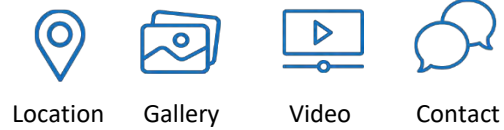


**Outbuilding**  
Approx. 39.2 sq. metres (421.5 sq. feet)



Total area: approx. 280.1 sq. metres (3015.0 sq. feet)

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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

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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