

DISTINCTIVE
HOMES
by



5 Clare Valley,
The Park, NG7 1BU

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Offers Over - £1,150,000

Situated in the prestigious Park Estate enjoying a prime location opposite The Park Tennis Club. Its proximity offers convenient access to Nottingham's iconic castle, City Centre, and all associated amenities.





- 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. 3,015 sq ft





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.

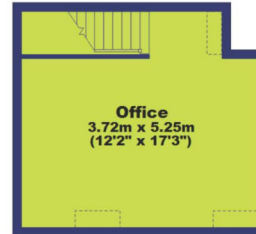
A delightful terrace and small rear courtyard can also be found.

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



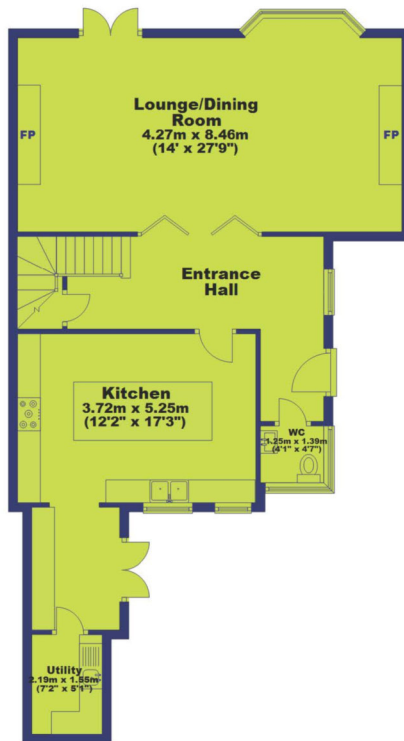
Basement

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



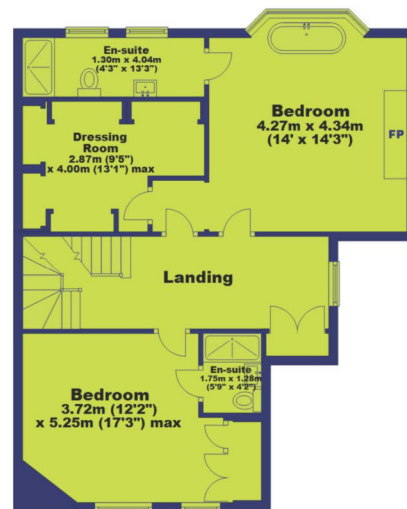
Ground Floor

Approx. 84.9 sq. metres (914.3 sq. feet)



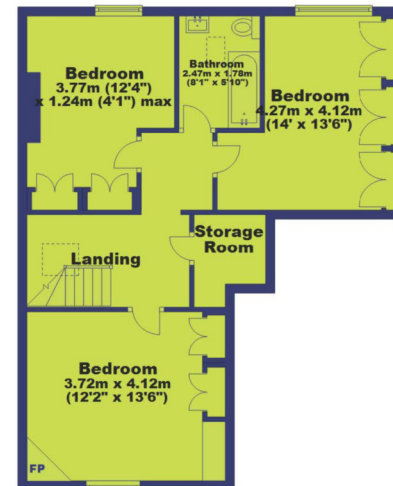
First Floor

Approx. 71.8 sq. metres (773.2 sq. feet)



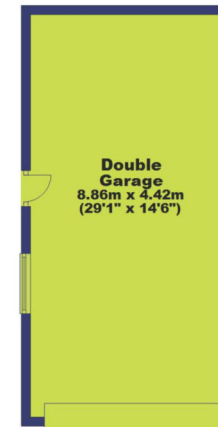
Second Floor

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)



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

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

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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