

DISTINCTIVE  
HOMES  
by



22 Fishpond Drive, The Park  
Nottingham NG7 1DG



# 22 Fishpond Drive, The Park

Nottingham NG7 1DG

Asking Price - £659,000

Situated in this highly regarded location, an opportunity to acquire a well-presented traditional detached residence which has been sympathetically extended to include four bedrooms. Internally modern and classic in design, this beautiful home affords the sort of comfort and convenience that one would associate with a property of this calibre, with viewing highly recommended.

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- Well Presented Traditional Detached Home
- Four Bedrooms
- Spanning Two Floors
- Modern Spacious Dining kitchen/Family Room
- Attractive Kitchen with Appliances
- Contemporary Bi-fold Doors to Rear Garden
- Lounge with Traditional Bay Window
- Study with French Style Doors
- Utility
- Cloaks WC
- Garage and Gardens
- EPC Rating E

VIEWING HIGHLY RECOMMENDED







Designed to a specification that deserves an internal inspection, offering the sort of comfort and convenience that one will associate with a property of this calibre, the interior design is characterised by sleek, contemporary and classic finishes and a neutral colour palette, creating a sense of cohesion throughout the space.

The lounge and family kitchen are key focal points for relaxation and socialising, with the kitchen featuring attractive modern appliances and ample storage solutions. The addition of glazed bi-folding doors which leads to the rear garden enhances the connection between indoor and outdoor living spaces, offering for alfresco dining or simply enjoying the natural surroundings.

The four bedrooms provide ample space for both family members or guests, while the stylish modern bathroom with a bath and shower combination offers both functionality and luxury.



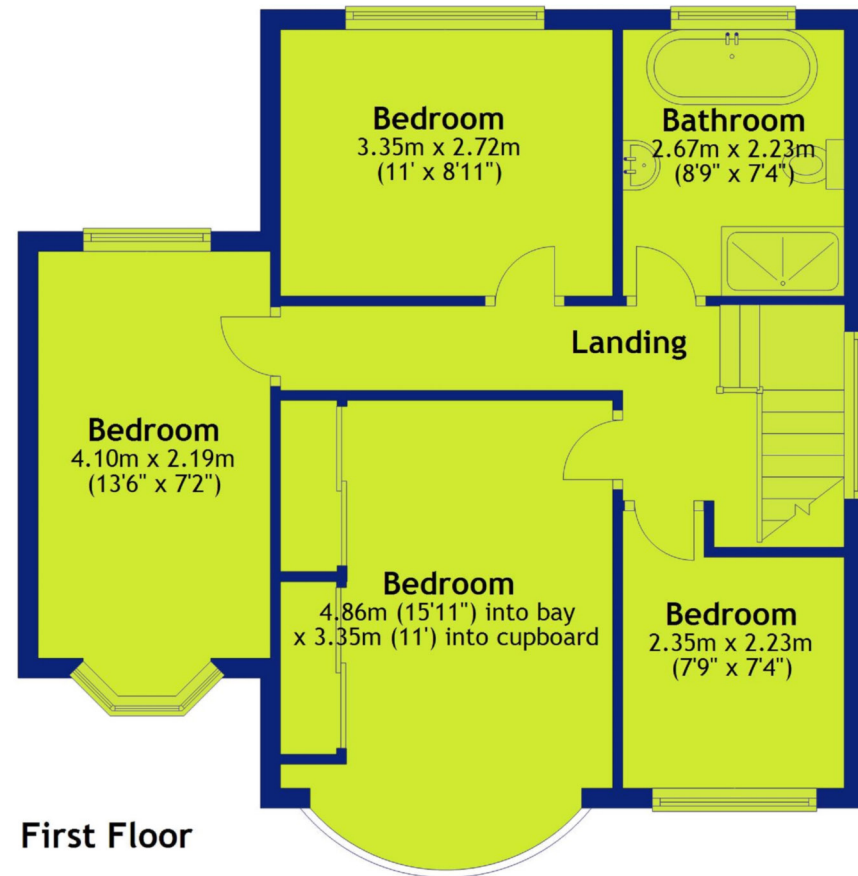
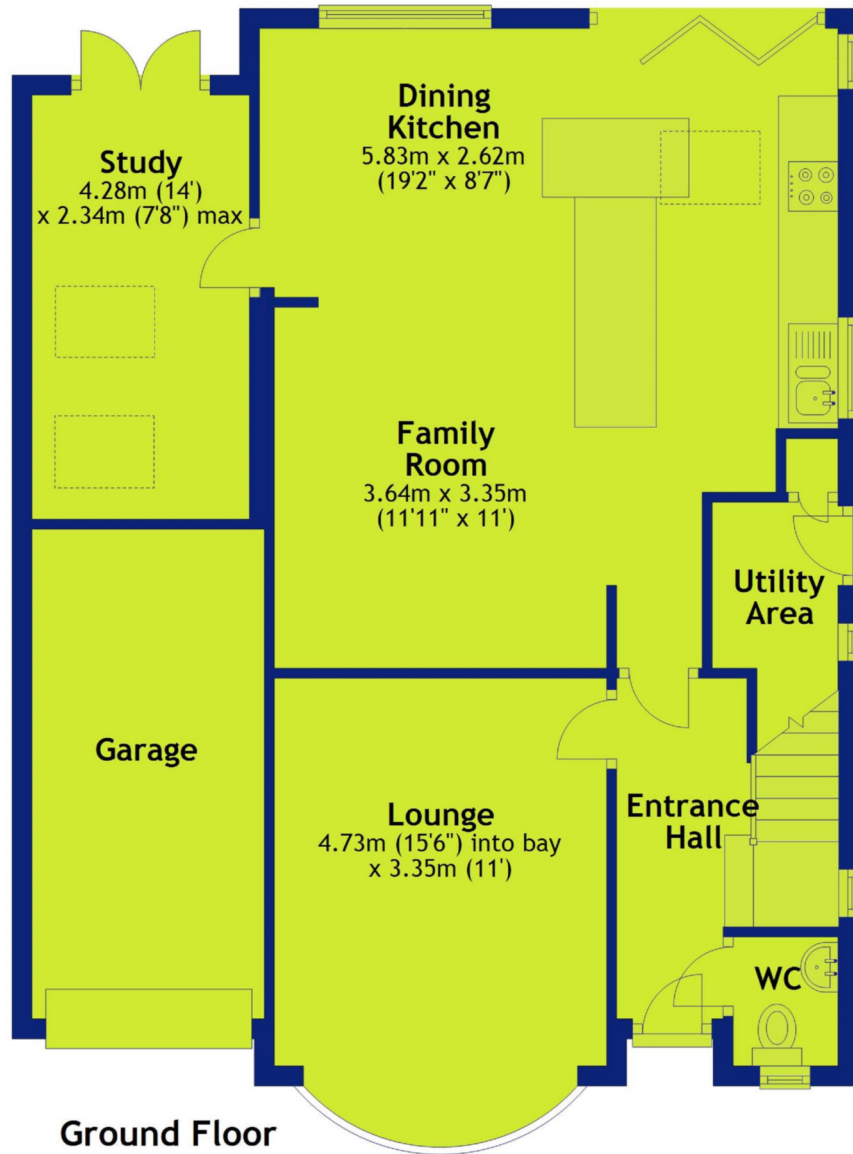
Overall, this delightful home offers a harmonious blend of modernity, comfort and practicality making it a highly recommended choice for those seeking a contemporary lifestyle.







Total area: approx. 135.3 sq. metres (1456.7 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](http://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



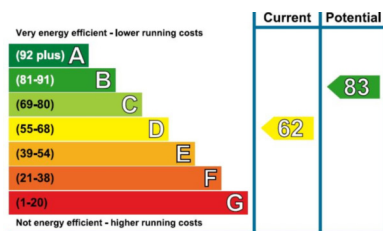
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## Interested in this home?

Call the FHP Living Distinctive Homes Team



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