

DISTINCTIVE
HOMES
by



Cherry Holt, 1 Albert Road, Alexandra Park
Nottingham, NG3 4JD

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Offers Over - £610,000

FHP Living is delighted to present this substantial detached family home located in the popular and highly regarded Alexandra Park, situated approximately two miles from Nottingham City Centre.





- Popular Residential Area
- Well-Presented Family Home
- Four First Floor Bedrooms
- Family Bathroom Featuring a Separate Shower
- Classic Style Fitted Breakfast Kitchen with Integrated Appliances
- Spacious Living Room, Commodious Entrance Hall
- Boiler Room, Cloaks/WC
- Wraparound Garden
- Driveway with Parking for Multiple Cars, Tandem Garage
- Internal Area Approx. 2034 sq ft (including garage)
- EPC Rating C

Full planning permission was granted in 2023 by Nottingham City Council for the extension and alterations to Cherry Holt to create a contemporary, architect designed family home with an additional 1800sq. ft, taking the total floor area to 3550sq. ft. Details of the application can be obtained from the NCC website www.nottinghamcity.gov.uk. Plans can also be provided from FHP Living on request.





The property is conveniently close to healthcare and sports facilities, including the Nuffield Well-Being Centre, Gedling Country Park, and Mapperley Golf Club. Residents can enjoy easy access to Nottingham City Centre for a broader range of amenities, as well as convenient connections to the region's commercial and retail centres.

This four-bedroom detached family home is sold with the benefit of planning permission to create an impressive contemporary home of approximately 3,500 sq ft. Access via the east aspect leads through a linked passageway between the house and the garage, providing entry to the boiler room, garage, and the main house. Immediately off the passageway, you will find the breakfast kitchen which incorporates a range of cream base and wall units with solid oak work surfaces, integrated appliances and a complimentary island unit. The kitchen benefits from a spacious dining area creating a feeling of openness, light and space, with an abundance of light flowing through and perfect for entertaining.



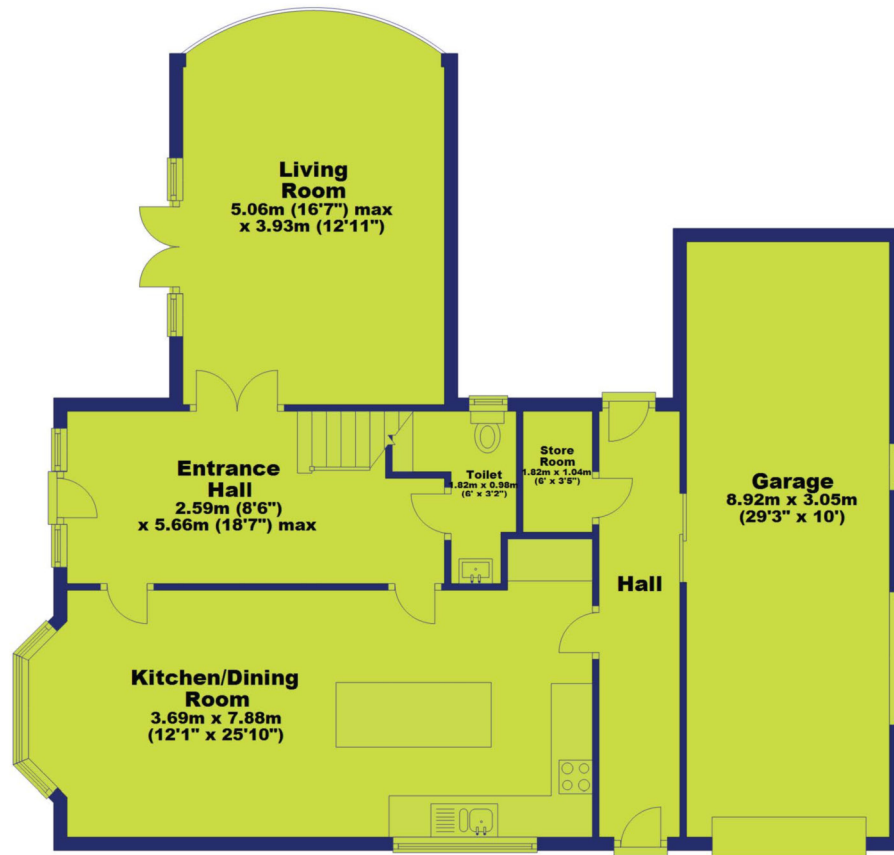
The breakfast kitchen/living area leads onto the original entrance hall and the ground floor reception space, which includes a well-proportioned sitting room featuring a large bay window and French doors leading out to the patio area.

Ascending to the first-floor landing, you will find the family bathroom fitted with a separate shower, along with four bedrooms. The master bedroom enjoys pleasant southwesterly views across the city and features French windows opening out onto the balcony, enhancing the overall charm of the home.

To the outside, there is an extensive block paved driveway, offering off-street parking for multiple vehicles, along with a tandem garage equipped with internal power and lighting. The wraparound garden is bordered by mature trees and laid to lawn, enjoying a predominantly southwesterly facing aspect. Adjacent to the sitting room, there is also a patio area, providing a pleasant outdoor space.



Ground Floor
 Approx. 108.4 sq. metres (1167.0 sq. feet)



First Floor
 Approx. 80.6 sq. metres (867.8 sq. feet)



Total area: approx. 189.0 sq. metres (2034.8 sq. feet)



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

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Interested in this home?

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