

DISTINCTIVE  
HOMES  
by



7 Huntingdon Drive  
The Park, NG7 1BW

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)



# 7 Huntingdon Drive

The Park, NG7 1BW

Asking Price - £1,250,000

FHP Living feels privileged to offer for sale this fabulous detached property which exudes elegance and sophistication, with tasteful presentation evident throughout its entirety. Located on one of The Park's prestigious roads, it offers easy access to Nottingham's vibrant amenities, making it an ideal residence for those seeking both luxury and convenience.

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)







- Beautiful Detached Residence
- Well Presented Throughout
- Popular Park Location
- Spanning Four Floors
- Five Bedrooms
- Two Attractive Bath/Shower Rooms
- Fabulous Breakfast Kitchen with Classic Units
- Two Elegant Reception Rooms
- Entrance Hall Cloaks/WC
- Basement Rooms
- Double Garage
- Wealth of Features
- Off Road Parking Space
- Established Rear Garden
- Internal Area Approx. 3,475 Sqft Inc basement, plus Garage.
- EPC Rating D

Viewing Essential!







Spanning four floors, the property welcomes you through an inviting entrance porch and elegant hallway with virtual full height doors setting a refined ambiance from the outset. The centrepiece of the home is the fabulous spacious kitchen, boasting classic units, quartz work surfaces, quality appliances, a stylish island unit, seating area, and seamless access to the utility area and garage.

Both reception rooms are impeccably styled, featuring ornamental fireplaces, one with large bay window with seating that floods the room with natural light, the other with French-style doors which lead gracefully to the rear garden, creating an indoor-outdoor flow.

The basement level offers versatility with three principal rooms and the potential for a wine cellar, catering to various lifestyle needs.

On the first floor, four bedrooms await, including one with a balcony and bay window with seating, enhancing the charm and brightness of the space.

In addition, there is a well-appointed bathroom with an attractive suite providing convenience and luxury.

Ascending to the second floor reveals the master suite, a private oasis comprising bedroom, small dressing room, and a lavish en suite bathroom complete with free standing bath and separate shower, offering indulgent comfort and tranquility.

Outside, the property boasts an off-road parking space, double garage, and a predominantly lawned rear garden adorned with a patio area, garden shrubbery beds, and borders, providing ample space for outdoor relaxation and entertaining.

With its blend of timeless charm, modern comforts, and prime location, this property epitomises luxury living at its finest.

Viewing is highly recommended to fully appreciate the sophistication and allure it exudes.





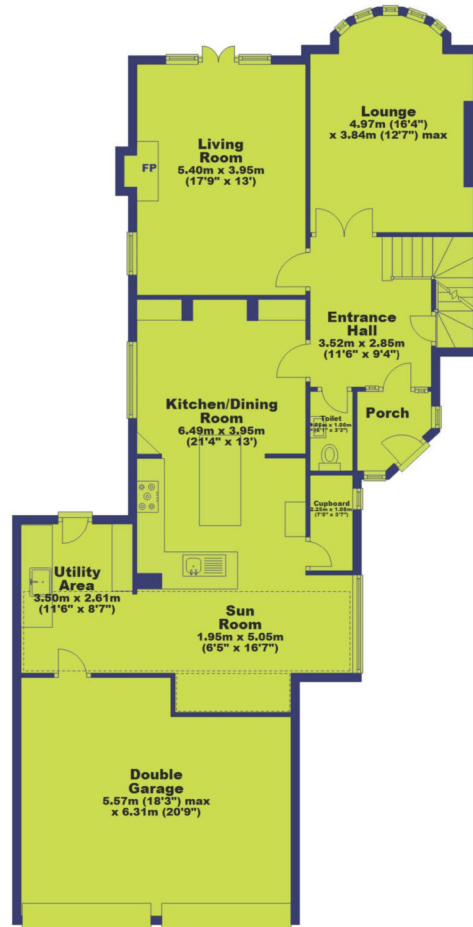




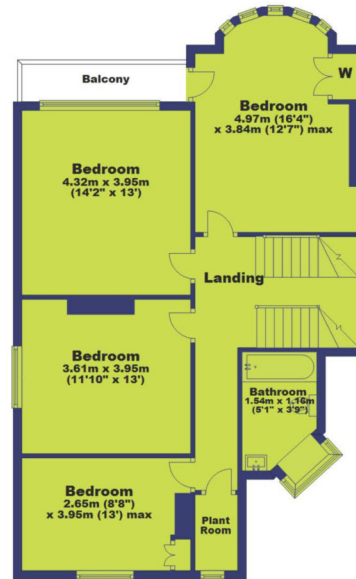
**Basement**  
Approx. 82.9 sq. metres (892.1 sq. feet)



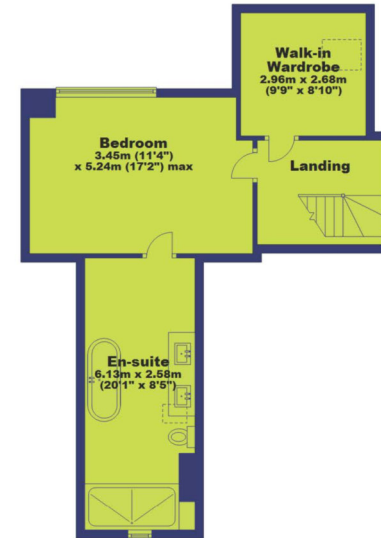
**Ground Floor**  
Approx. 143.8 sq. metres (1547.8 sq. feet)



**First Floor**  
Approx. 82.5 sq. metres (888.3 sq. feet)



**Second Floor**  
Approx. 49.5 sq. metres (533.1 sq. feet)



**Total area: approx. 358.7 sq. metres (3861.3 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





## 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](http://www.fhpliving.co.uk)

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

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contact and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



## Interested in this home?

Call the FHP Living Distinctive Homes Team

T: 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham NG2 6AU



**Jason Cook**  
Mobile: 07876 396 010  
[jason@fhpliving.co.uk](mailto:jason@fhpliving.co.uk)



**Jane Dixon**  
Mobile: 0115 9415931  
[jane@fhpliving.co.uk](mailto:jane@fhpliving.co.uk)

1 Weekday Cross  
The Lace Market  
Nottingham NG1 2GB