

DISTINCTIVE
HOMES
by



3 Peveril Drive, The Park

Nottingham, NG7 1DE

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Asking Price - £759,000

Nestled within the prestigious Park Estate, this delightful and impressive period house stands elegantly on Peveril Drive, offering a blend of grand interior spaces and modern comforts. FHP Living feels privileged to be offering for sale this handsome period property displaying a wealth of features and characteristics which epitomises the era of design.

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Key Features:

- Well-presented elegant period home
- Park Estate location
- Spanning four floors
- Five bedrooms
- Three modern bath/shower rooms
- Two principal reception rooms with feature fireplaces
- Contemporary Kitchen with bi-folding doors
- Lower floor snug, utility, and cinema room
- Entrance hall
- Cloaks/WC
- Many features
- Rear courtyard
- Off road parking
- Internal area approx. 2,960 Sqft
- EPC Rating D





The spacious and elegant accommodation boasting over 2900 Sqft of space has been creatively arranged over four floors and must be viewed to be fully appreciated.

Accommodation briefly comprises:

An entrance porch leads to the entrance hall. A delightful hallway with high-level ceiling that sets an elegant tone upon entry.

The cloaks/Wc is convenient for guests, whilst the two principal reception rooms provide versatile and spacious living areas, both featuring elegant fireplaces, ceiling corning and bay windows allowing natural light to flow.

The dining kitchen is large and contemporary, equipped with a range of units and appliances. including an island unit. Bi-folding doors also lead out to the rear courtyard creating a seamless flow with the indoor-outdoor living experience.

The basement is accessed via the inner hallway, with staircase descending to a third reception room/snug, utility, and potential cinema room



To the first floor, there are three bedrooms which provide ample space for residents and guests, with the master bedroom featuring a bay window allowing natural light to flow and modern en-suite facility adding comfort and luxury. A further family bathroom can be found from the landing comprising bath and separate shower.

Whilst to the second floor, there are two further bedrooms providing additional living space, together with a shower room which services the second floor

Outside, to the fore, there is a driveway providing off road parking, side garden area with various plants and shrubs and a delightful rear courtyard which is predominantly enclosed, an ideal spot for relaxation and alfresco dining.

VIEWING HIGHLY RECOMMENDED!





Total area: approx. 275.1 sq. metres (2961.6 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

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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		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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