

DISTINCTIVE
HOMES

by



Villa Road
Nottingham, NG3 4GG

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FHP Living feels privileged to be offering for sale this extraordinary Georgian townhouse, with such attention to detail and high-end finishes, plus modern amenities like luxurious en-suite bathrooms and walk-in wardrobes, would certainly appeal to discerning buyers looking for a blend of classic charm and contemporary luxury

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The inclusion of features such as a stylish hidden en-suite, master dressing area, walk in wardrobes, cellars, and gated parking all adds to the exclusivity and convenience of this stunning home. The courtyard-style garden also offers a private retreat in an urban setting.

Georgian properties are renowned for their symmetrical design, high ceilings, and large sash windows, which bring in plenty of natural light. This particular townhouse still retains its classic Georgian charm, however, it has taken on its own identity making it a standout in any neighborhood. The interiors have been designed to a high specification using premium materials and quality finishes throughout the home, with thoughtfully design details that combine elegance with functionality.

The accommodation spread over three floors allows for flexible living arrangements. The two beautifully presented reception rooms, such as the lounge and sitting room, provide space for both formal and informal gatherings.

The classic modern kitchen together with its complementary island unit features a stylish blend of contemporary and traditional elements, such as modern cabinets, quartz countertops, and quality appliances, integrating seamlessly into the design.





All the bedrooms feature their own luxurious en-suite facilities adding a level of privacy and comfort for the occupants. The master suite, in particular, is a highlight, with an attractive dressing room leading to a hidden stylish en-suite shower room, offering a personal sanctuary within the home.

The landscaped enclosed rear courtyard garden provides a serene space for outdoor relaxation or entertaining, and being enclosed adds a level of privacy.

The property also features gated parking for two cars, which the writer believes is a significant advantage, particularly in urban areas where parking can be a challenge, adding an element of security and convenience for the discerning purchaser.

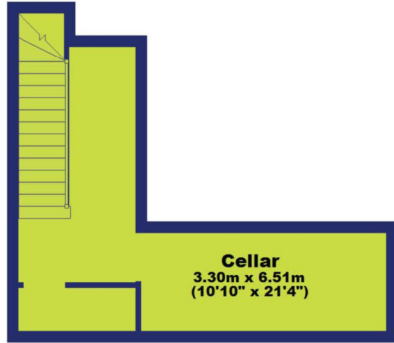
In addition, the properties cellar offers ample storage, or subject to any necessary planning/building regulations approval, could possibly be converted into further space, such as a wine cellar or small gym.





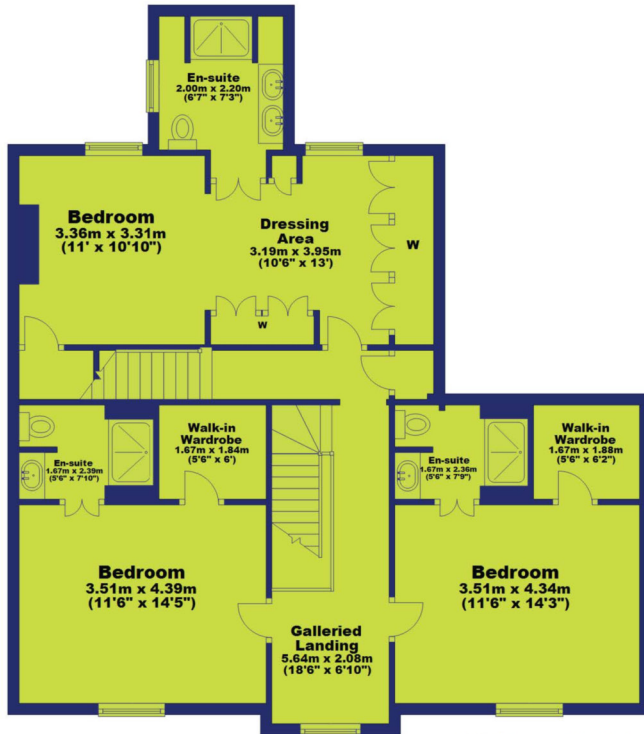
Cellar

Approx. 18.7 sq. metres (201.1 sq. feet)



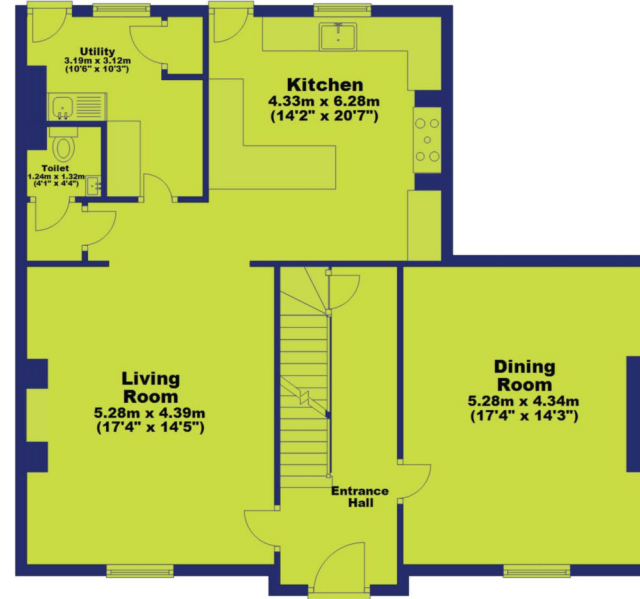
First Floor

Approx. 96.9 sq. metres (1043.5 sq. feet)



Ground Floor

Approx. 91.5 sq. metres (984.7 sq. feet)



Room in Roof

Approx. 24.7 sq. metres (266.3 sq. feet)



Total area: approx. 231.9 sq. metres (2495.6 sq. feet)



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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	76 C
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

Call the FHP Living Distinctive Homes Team



Jason Cook
Mobile: 07876 396 010
jason@fhpliving.co.uk

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB