

Newcastle Drive

The Park
Nottingham
NG7 1AA

Offers In Excess Of £799,950



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- Impressive garden apartment
- Five/ Six bedrooms
- Three bath/ shower rooms
- Versatile accommodation, spanning over three floors
- Spacious dining kitchen and separate lounge area
- Off road parking for three cars
- Wealth of features throughout
- Viewing essential!
- Council Tax Band - D
- Tenure - Share of Freehold - 990 Years Remaining



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35 Newcastle Drive, The Park, Nottingham, NG7 1AA

Key Features

Positioned in Nottingham's sought after Park Estate, known for its leafy, peaceful ambience and close proximity to the city's vibrant bars, shops, and entertainment.

FHP Living feels privileged to be offering for sale this impressive ground-floor duplex apartment forming part of an elegant conversion of four exclusive residences. This property exudes timeless charm with its high level ceilings, ornate detailing, and period features, complemented by modern amenities and a versatile layout creatively arranged over three floors.

The ground floor offers a mix of impressive entertaining spaces and functional living areas, defined by large windows allowing an abundance of natural light and intricate detailing.

A welcoming L-shaped hallway featuring Parquet style flooring for a classic aesthetic, high level ceiling adorned with ornate corning, decorative radiator cover and built-in fitted shelving. Central to the hallway is the grand staircase, boasting a striking ornate balustrade and storage cupboard, seamlessly integrated.

The drawing room displays a large and elegant space featuring dogtooth mouldings framing the high level ceiling, a large bay window with French-style double-glazed doors, opens onto the terrace with further windows allowing ample natural light and showcasing complimentary shutters. A central fireplace with a coal-effect gas fire also features providing warmth and character.

The adjacent dining kitchen is a statement space designed for culinary enthusiasts and entertaining. The handmade bespoke kitchen offers granite worktops, integrated appliances and a central island unit for extra workspace or informal dining. The kitchen also features a wooden floor, high level ceiling and intricate corning, together with a large bay window providing an abundance of natural light, with French style doors opening onto the terrace.

The additional reception room, currently used as a bedroom, offers flexibility with double aspect windows, high level ceiling with corning, an ornamental fire surround, fitted wardrobes, and cupboards. Conveniently located, is an adjacent shower room with modern suite.

The upper floor offers a private retreat, perfect for guests, including a bedroom and an adjacent shower room with modern suite.

The lower ground floor is a versatile area, ideal for multi-purpose use, family needs, or additional private spaces: The inner hallway with tiled floor is accessed via a panelled staircase adding to the property's character.

The four double bedrooms/flexible reception rooms offer interconnected double doors to two of the rooms, allowing adaptability as separate or combined spaces, both featuring French style doors opening out onto the rear garden, blending indoor and outdoor living. A storage and boiler room also feature.

In addition, there is a cellar, utility and bathroom featuring a classic suite, incorporating a roll-top bath and separate shower cubicle.

Outside, a gated driveway provides off road parking for three cars, whilst the garden which features to the rear, offers a well-designed outdoor space with two levels: The upper deck terrace, which is spacious and fitted with an electric awning, perfect for al fresco dining or relaxation, and lower level garden featuring a lawn, patio and herbaceous borders, creating a tranquil and private retreat.





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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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