

6 Catterley Hill

Nottingham
NG3 7AR

Guide Price £675,000



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- A stunning five-bedroom home
- Three bathrooms
- Contemporary living across three floors
- Private south-facing balcony with views over Nottingham
- South-facing landscaped gardens
- Integral garage and off road parking
- Close to local amenities and transport links
- Viewing essential!
- Council Tax Band - E
- Tenure - Freehold



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6 Catterley Hill Road, Nottingham, NG3 7AR

Key Features

Situated in a highly sought-after and quiet location, this stunning five-bedroom detached home has been recently renovated to a high standard, offering spacious, contemporary living across three floors. Designed with modern lifestyles in mind, this home features an open-plan kitchen and family area, bi-folding doors leading to a private balcony, and a versatile additional large lounge that could be used as a games room making it ideal for families or professionals looking for a unique and stylish home.

With three bathrooms, an integral garage, off-road parking, and a landscaped garden, this property provides everything needed for comfortable and luxurious living. Positioned close to Nottingham city centre, it benefits from excellent transport links and local amenities whilst being situated in an exceptionally quiet, residential location.

Ground Floor (106.4 sq. m / 1145.6 sq. ft)

- Entrance Hall – Welcoming entrance space leading to the main living areas.
- Inner Hallway – Connecting all the main rooms on this level.
- Kitchen/Family Room – 4.00m x 8.85m (13'1" x 28'2") – A beautifully designed open-plan kitchen and living space with a vaulted ceiling, exposed beams, and large bi-folding doors opening to a full width balcony, allowing natural light to flood the room. This room also benefits from a stylish hanging Cocoon bio-ethanol fire.
- Dining Room – 4.63m x 3.38m (15'2" x 11'1") – Spacious dining area, perfect for entertaining.
- Bedroom 3 – 4.41m x 3.20m (14'6" x 10'6") – Generously sized double bedroom.
- Bedroom 4 – 3.57m x 3.38m (11'9" x 11'1") – Well-proportioned room, ideal for guests or home office use, currently used as a snug.
- Bathroom – Stylish family bathroom with modern fittings.
- Utility Room – Providing additional storage and laundry space.

First Floor (47.6 sq. m / 512.4 sq. ft)

- Master Bedroom (Bedroom 1) – 4.85m x 4.92m (15'11" x 16'2") – An impressive master suite with a luxurious en-suite bathroom ample space for relaxation and full width Hammonds cupboard storage.
- En-Suite Bathroom – High-quality en-suite with modern fixtures.
- Bedroom 2 – 3.49m x 2.65m (11'5" x 8'8") – Another spacious and bright bedroom, currently used as a dressing room.

Lower Ground Floor (62.6 sq. m / 674.1 sq. ft)

- Living Room / Games Room – 5.13m x 5.52m (16'10" x 18'1") – A large, versatile space, ideal for a cinema room, games room, or additional family lounge.
- Bedroom 5 – 3.41m x 2.96m (11'2" x 9'9") – Perfect as a guest bedroom or office space.
- Shower Room – Additional bathroom with a modern shower suite.
- Integral Garage – 4.72m x 3.61m (15'6" x 11'10") – Offering extra storage.

Outside & Additional Features:

- Private, full-width, south-facing Balcony – Accessed from the kitchen/family room, perfect for outdoor dining and relaxation.
- South-facing Landscaped Garden – Featuring multiple seating areas, a patio, and a hot tub area, designed for both entertaining and privacy.
- Off-Road Parking – Two driveways.
- Integral Garage – Providing secure storage.

This stunning, move-in-ready home offers a perfect balance of style, space, and functionality, making it a must-see for buyers looking for a unique and luxurious property in Nottingham.





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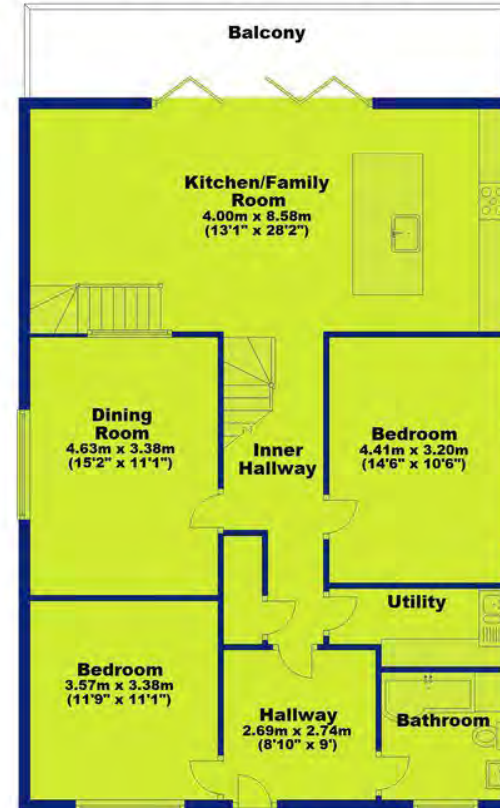
6 Catterley Hill Road, , Nottingham, NG3 7AR



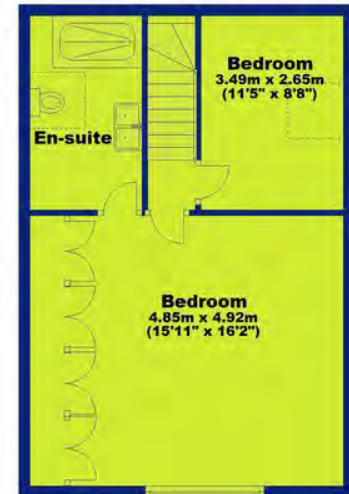
Lower Ground Floor
Approx. 62.6 sq. metres (674.1 sq. feet)



Ground Floor
Approx. 106.4 sq. metres (1145.6 sq. feet)



First Floor
Approx. 47.6 sq. metres (512.4 sq. feet)



Total area: approx. 216.7 sq. metres (2332.1 sq. feet)



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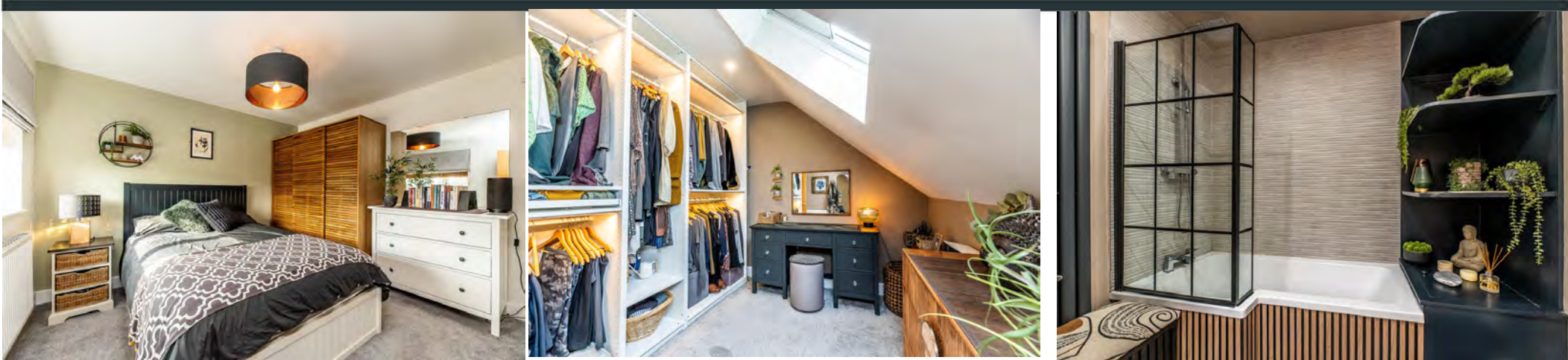
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Interested in this home?

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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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