

# Clumber Crescent North

The Park  
Nottingham  
NG7 1EY

**Offers Over £395,000**



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0115 841 1155



- Delightful semi-detached town house
- Four bedrooms
- One bath/ two en-suite shower rooms
- Spacious split-level lounge with balcony
- Open plan kitchen with integrated appliances
- Integral garage and utility room
- Located in the sought-after area, The Park
- Viewing essential!
- Council Tax Band - D
- Tenure - Freehold



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## Clumber Crescent North, The Park, Nottingham, NG7 1EY

### Key Features

Located in the heart of the prestigious Historic Park Estate, this beautifully presented three-storey semi-detached townhouse offers a rare opportunity to own a stylish and contemporary home in one of Nottingham's most sought-after residential enclaves. Perfectly positioned just moments from Nottingham city centre, the iconic castle, and the train station, this property harmoniously blends peaceful living with urban accessibility.

Step inside through a charming split-level entrance hall and discover a thoughtfully designed interior spread over three floors, showcasing modern finishes, elegant touches, and generously proportioned living spaces.

The open-plan kitchen and dining area is fitted with sleek, contemporary units and integrated appliances, flowing effortlessly into the split-level lounge. This light-filled living space, with its elegant engineered wood-style flooring and French doors, opens onto a private balcony overlooking the beautifully maintained communal gardens- perfect for morning coffee or evening unwinding.

On the lower ground floor, a spacious double bedroom with en-suite shower room provides a private and versatile retreat with direct access to the communal garden-ideal for guests or multi-generational living. This level also features access to the integral garage, offering secure parking or valuable additional storage space.

Upstairs on the second floor, the principal bedroom benefits from a stylish en-suite bathroom, while two further bedrooms offer flexible living options for a home office, guest room, or growing family, complemented by a contemporary family bathroom.

This unique home sits within the exclusive Park Estate-renowned for its peaceful ambiance, private road access, and rich heritage.

Early viewing is highly recommended to appreciate all that this exceptional property has to offer. Contact us today to arrange your private tour.





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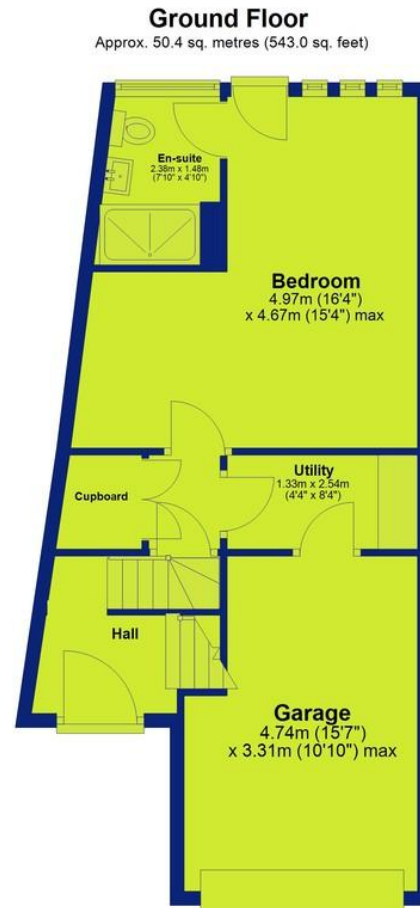


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Total area: approx. 140.1 sq. metres (1507.6 sq. feet)



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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		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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