

DISTINCTIVE
HOMES
by



4 Derby Terrace, Nottingham,
NG7 1ND

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Offers Over £1,000,000

FHP Living feel privileged to be offering for sale this fabulous and beautifully presented home, affording the sort of comfort and convenience that one would associate in a property of this calibre, offering a wealth of features and characteristics which epitomises the area of design. Viewing essential!

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- An exquisite Period Town House
- Beautifully Presented.
- Impressive and Stylish Interiors
- A Wealth of Features & Characteristics
- Five Bedrooms
- Fabulous Master Bedroom
- Luxurious Master En-Suite Bathroom
- Contemporary Shower Room
- Further Stylish Bathroom
- Sitting Room with Corner Window
- Bespoke Dining Kitchen with Appliances
- Reception Room
- Utility & Small Storeroom
- Wet Room with Modern Suite
- Basement Currently Used as a Gym
- Contemporary Courtyard and Roof Terrace
- Open Double Garage with Fast Vehicle Charging Point/Carport
- Located at the front of Derby Terrace there is a courtyard garden.
- EPC Rating C
- National Georgian Group Restoration Award, awarded by RIBA





Simply stunning, are just two words that help summarise this remarkable Town house. Fully refurbished to a high standard by the present owners, situated within easy reach of the Nottingham City Centre, one of Nottingham's most prestigious locations. Presented impeccably throughout and featuring flexible accommodation which has been creatively arranged over five floors, the internal areas briefly comprise: twin entrances from either Derby or Western Terrace, with an elegant staircase ascending and descending to the various levels. Fabulous dining kitchen approaching 29ft in length, with attractive Parquet flooring, ceiling cornicing, elegant feature fireplace, and a bespoke range of quality kitchen units together with appliances, an island unit and quartz works surfaces. The sitting room is accessed via the kitchen and offers a large corner floor to ceiling window allowing natural light to flow and feature Parquet flooring.

To the first floor there is a magnificent master bedroom with high level ceiling incorporating ornate cornicing, fitted wardrobes, two large windows allowing an abundance of natural light and access to the luxurious en-suite bathroom with brass free standing bath, contemporary shower, twin wash hand basins, WC, and built in cupboard. An additional stylish shower room can also be found off the split-level landing. To the second floor, there are two further double bedrooms and an attractive modern bathroom, whilst to the third floor, a fourth bedroom/sitting room occupies this level, featuring a large, glazed sliding door which leads onto a delightful roof terrace affording impressive far-reaching views.

The lower floor features a reception room, further bedroom, wet room with stylish suite, utility, and small storage room. A further staircase descends to the basement which is currently used as a gym. Outside, apart from the top floor roof terrace, the Western terrace side of the property offers a contemporary edge, featuring a stylish modern glazed walkway leading to a chamomile lawn and floating garden, lower level garden, and an open garage/carport featuring off road parking for two cars, covered dining area, greenhouse and outbuildings.







Total area: approx. 350.5 sq. metres (3773.1 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



The Park
Tennis Club

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



World Service
Restaurant Lounge Bar



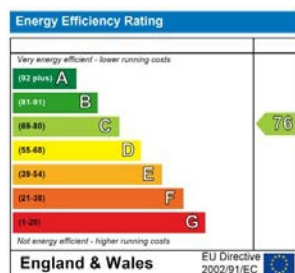
Harts
Restaurant Lounge Bar



Distinctive Homes by FHP Living

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Interested in this home?

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