

# 4 Hardwick Grove

The Park  
Nottingham  
NG7 1LG

**Guide Price £775,000**



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- Impressive 4 bedroom detached home
- Popular location
- Spacious lounge with an abundance of natural light
- Modern dining kitchen with fitted appliances
- Utility room for additional storage and laundry needs
- Walk-in dressing room to the master bedroom
- Established rear garden with lawned area
- Off-Road parking to the front
- Council Tax Band G
- Freehold



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## 4 Hardwick Grove, The Park, Nottingham, NG7 1LG

### Key Features

FHP Living is proud to present this charming, detached residence, located in one of Nottingham's most prestigious areas. This exceptional home offers well-proportioned accommodation spread over two floors, blending modern living with elegant design. It features spacious interiors and beautifully maintained outdoor spaces, providing a perfect environment for comfortable living.

On the ground floor, the entrance hall serves as a welcoming gateway to the main living areas and includes a convenient cloakroom/WC for guests. The lounge is a bright, spacious room with large windows that allow natural light to fill the space, creating a warm and inviting atmosphere. The dining kitchen, the heart of the home, is fitted with modern units, integrated appliances, and ample worktop space. Patio doors lead directly to the rear garden, making it ideal for entertaining. A practical utility room offers additional storage and laundry facilities, while an additional reception room, which is currently used as a fourth bedroom, is complemented by a modern en-suite shower room, making it perfect for guests.

The first floor features a generously sized master bedroom suite, which includes a walk-in dressing room and a modern en-suite shower room. Bedrooms two and three are both bright and airy, making them ideal for family members or guests. The family bathroom is stylish and well-appointed, featuring both a bath and a separate shower, finished to a high standard. The partially floored loft offers secure and accessible storage space, perfect for organizing seasonal items or other belongings, adding further appeal and functionality to this lovely home.

Outside, the property boasts an established southwest-facing garden, primarily laid to lawn, providing a peaceful outdoor retreat. The front of the property offers off-road parking via a driveway big enough for 3 cars.

Situated in one of Nottingham's most sought-after locations, the property is within easy reach of schools, shopping facilities, and transport links, offering convenient access to Nottingham city centre and beyond.







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Total area: approx. 166.0 sq. metres (1786.5 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		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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