

Fiennes Crescent

The Park
Nottingham
NG7 1ER

Guide Price £449,950



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0115 841 1155



- Prestigious Park Estate location
- Accommodation arranged over three floors
- Ground floor with quality flooring, a contemporary shower room, utility room, and garage.
- First-floor open-plan lounge/kitchen with classic units & modern appliances
- Glazed door leading to an easy-maintenance rear garden
- Three bedrooms on the upper floor
- Modern, stylish family bathroom
- Walking distance to Nottingham city centre, shops, bars, restaurants & historic castle
- EPC Band D / Council Tax Band E
- Freehold - over 1,300 sq ft internal space



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Key Features

Situated within the prestigious Park Estate and within easy reach of Nottingham's vibrant city centre-with its wide array of bars, restaurants, shops, excellent transport links, and the historic Nottingham Castle-this beautifully appointed property offers stylish accommodation creatively arranged over three floors.

Tastefully presented by the current owner, the home features a bold and contemporary colour scheme complemented by high-quality finishes throughout. The ground floor boasts attractive flooring leading to a sleek, modern shower room. Adjacent lies a spacious utility room with a personal door providing access to the integral garage.

The first floor offers a stunning open-plan lounge and kitchen area, fitted with a range of classic units and appliances. A built-in storage cupboard enhances practicality, while a glazed door opens directly onto the easy-maintenance rear garden-perfect for entertaining or relaxing outdoors.

A further staircase rises to the upper floor, where you'll find three bedrooms and a stylish, modern bathroom suite.

Additional features include elegant plantation shutters to most windows and a low-maintenance rear garden that complements the lifestyle appeal of this superb home.





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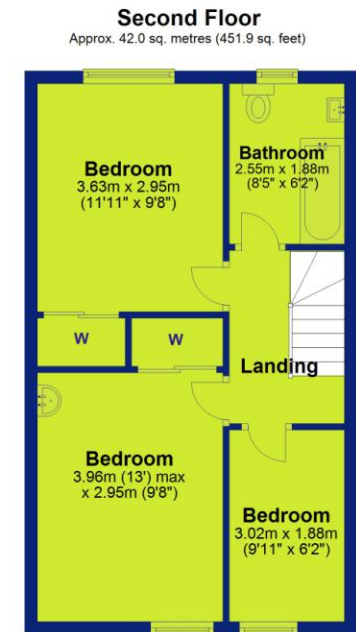
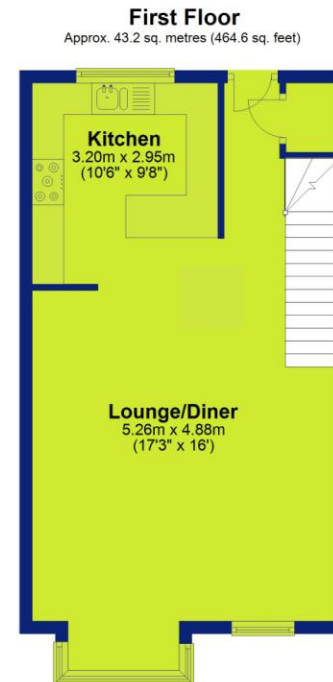
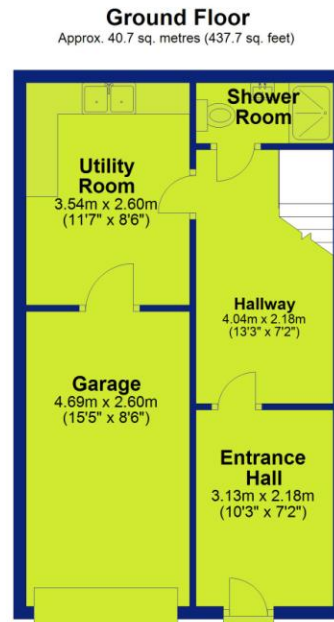


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Total area: approx. 125.8 sq. metres (1354.2 sq. feet)



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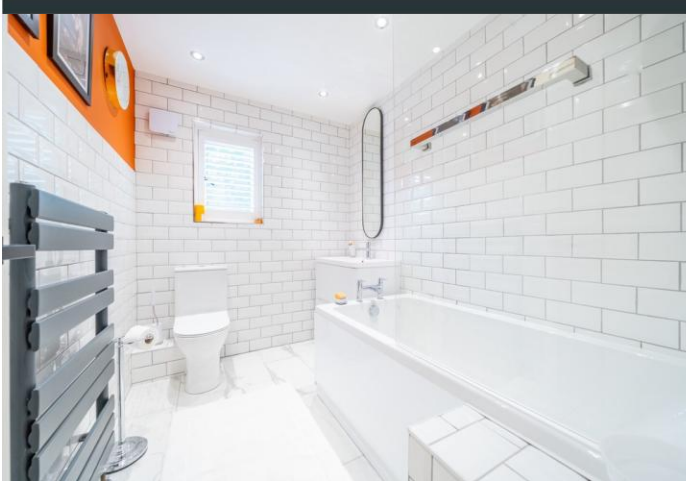


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Contact the FHP Living Team on 0115 841 1155

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

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