

DISTINCTIVE
HOMES
by



Springfield Pastures,
Nottingham, NG3 4JU

www.fhpliving.co.uk

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Tucked away within the highly sought-after and prestigious Springfield Pastures development, this exceptional contemporary residence exemplifies the very best in modern design, functionality, and location.

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Blending stylish architectural features with practical family living, the home is perfectly positioned to take full advantage of its tranquil, leafy surroundings, where mature trees and meticulously landscaped gardens create a natural sense of seclusion and calm. Despite its serene atmosphere, the property enjoys close proximity to Nottingham's vibrant city centre. This lively hub offers a diverse array of fine dining restaurants, independent boutiques, cultural landmarks, theatres, and convenient transport connections.

From the moment you step through the front door, the home exudes a welcoming sense of space and light. The innovative split-level design maximises both comfort and flow, with staircases gently guiding you to the upper and lower levels. Each level has been thoughtfully conceived to enhance modern family life, offering flexibility and a seamless connection between living areas, all while drawing in picturesque views of the surrounding greenery.

At the core of the home lies a stunning open-plan dining kitchen that effortlessly combines contemporary style with everyday practicality. High-gloss cabinetry, streamlined integrated appliances, and a central island with breakfast seating create an ideal space for casual family meals or elegant entertaining. The space opens through elegant French-style doors onto a private balcony, which is perfect for morning coffee or evening relaxation, and overlooks the beautifully maintained rear garden and an uninterrupted expanse of mature trees that stretch into the distance.





The lower level reveals a generously proportioned lounge, designed as a cosy retreat while still feeling open and airy. A bespoke false chimney breast with integrated media housing adds both character and function to the room. French doors flood the space with natural light and provide direct access to the patio and garden. This allows for a harmonious indoor-outdoor lifestyle, ideal for hosting summer gatherings or enjoying quiet moments in nature.

Upstairs, the home continues to impress with four spacious and versatile double bedrooms, each thoughtfully arranged to promote rest and privacy. The principal suite enjoys peaceful treetop views and benefits from its own beautifully finished en-suite shower room. All bathrooms and en-suites throughout the home are appointed with high-quality fittings, chic tiling, and sleek modern fixtures, offering a luxurious experience for both busy mornings and leisurely evenings.

Further enhancing the home's practicality are a host of additional features, including a well-placed guest cloakroom/WC, a fully integrated double garage with convenient internal access, and a spacious private driveway that accommodates multiple vehicles with ease. The rear garden has been professionally landscaped for ease of maintenance, allowing you to enjoy its year-round beauty without the need for intensive upkeep. A secure gated entrance ensures added peace of mind, making this an ideal setting for families or those simply seeking a quiet, prestigious place to call home.

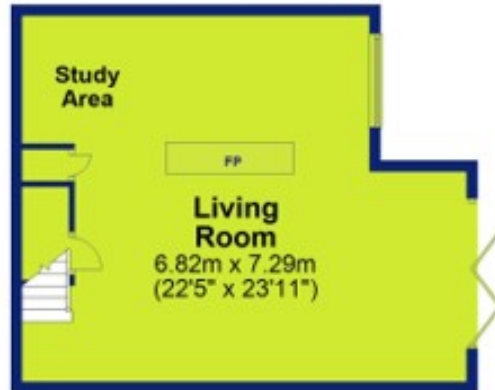


Rarely does a property combine such a perfect balance of peaceful green surroundings, cutting-edge contemporary design, and city accessibility. Whether you're upsizing, relocating, or simply seeking something special, this home offers a truly turn-key opportunity in one of Nottingham's most desirable private communities. Beautifully presented and ready for immediate occupation, it invites you to move in, unwind, and enjoy the lifestyle you've been searching for.



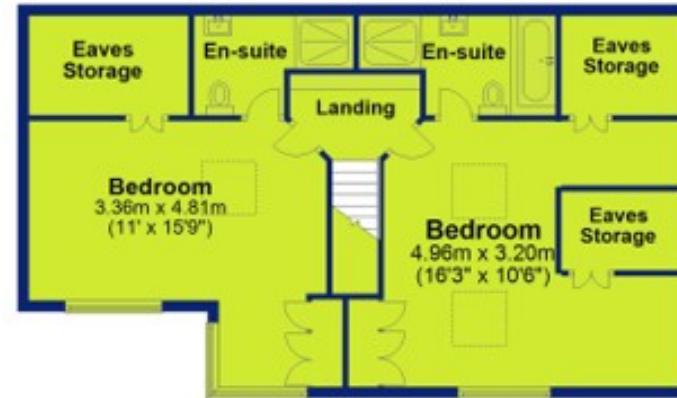
Lower Ground Floor

Approx. 51.2 sq. metres (550.9 sq. feet)



Second Floor

Approx. 78.5 sq. metres (845.3 sq. feet)



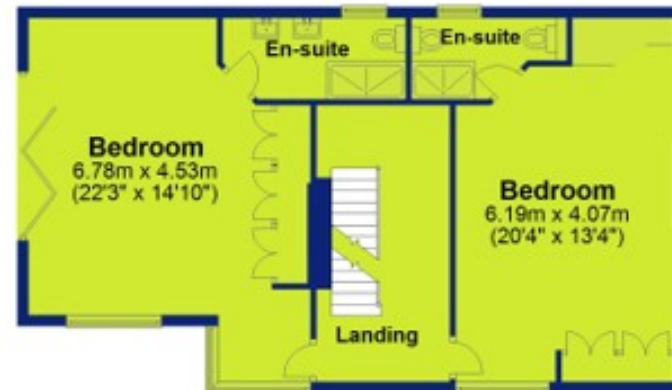
Ground Floor

Approx. 73.2 sq. metres (787.6 sq. feet)



First Floor

Approx. 77.0 sq. metres (829.1 sq. feet)



Total area: approx. 279.9 sq. metres (3012.9 sq. feet)



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Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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