# Western Terrace

The Park Nottingham NG7 1AF

**Guide Price £599,000** 



#### Click for further information:-







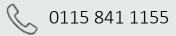


Location

Gallery

Video

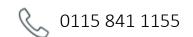
Contact





- Rare and refined detached bungalow set within the exclusive Park Estate
- Gated frontage with generous driveway parking for up to five vehicles
- Additional separate side entrance offering privacy and flexibility
- Stunning open-plan kitchen, dining, and living area filled with natural light

- Private rear garden providing a peaceful outdoor retreat
- Prime location in the prestigious Park Estate, renowned for tree-lined avenues and character architecture
- Easy access to Nottingham city centre's shops, restaurants, cafes, bars, and cultural attractions
- EPC Band C / Council Tax Band F





Location



Gallery











## Western Terrace, The Park, Nottingham, NG7 1AF

#### **Key Features**

This rare and refined detached bungalow combines period charm with contemporary living in an unbeatable location. Set within the exclusive Park Estate, it offers peaceful, characterful living with easy access to the energy and amenities of the city centre.

The property is gated at the front, with a generous driveway providing parking for up to five vehicles. Alongside the main frontage, there is a separate entrance to the side of the home, adding further privacy and flexibility to the layout.

The heart of the home is the impressive open-plan kitchen, dining, and living area. This light-filled space is perfect for both everyday living and entertaining, blending modern style with comfort.

There are three well-proportioned bedrooms, each benefitting from its own en-suite, offering both comfort and convenience. The principal bedroom is particularly impressive, while the additional rooms provide versatility for family, guests, or home working.

To the rear, the property enjoys a private garden, creating a peaceful outdoor retreat in this highly desirable setting.

The Park Estate itself is one of Nottingham's most prestigious locations, celebrated for its tree-lined avenues and distinctive architecture. It provides a tranquil and exclusive environment while being just a short stroll from Nottingham city centre, with its vibrant mix of shops, restaurants, cafes, bars, and cultural attractions.

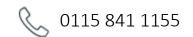
This is a unique opportunity to acquire a detached bungalow that perfectly balances timeless character with modern comforts in a truly prestigious setting.

















Video



Contact

fhp.living

## Western Terrace, The Park, Nottingham, NG7 1AF





Total area: approx. 140.7 sq. metres (1514.4 sq. feet)





Location



Gallery







Video

Contact



## Western Terrace, The Park, Nottingham, NG7 1AF



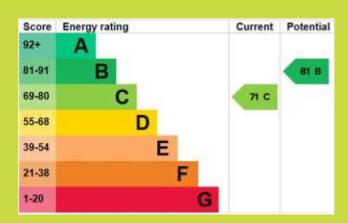




## Interested in this home?

## 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



These sales particulars have been prepared by FRP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.