

The Park Estate... a great location for living

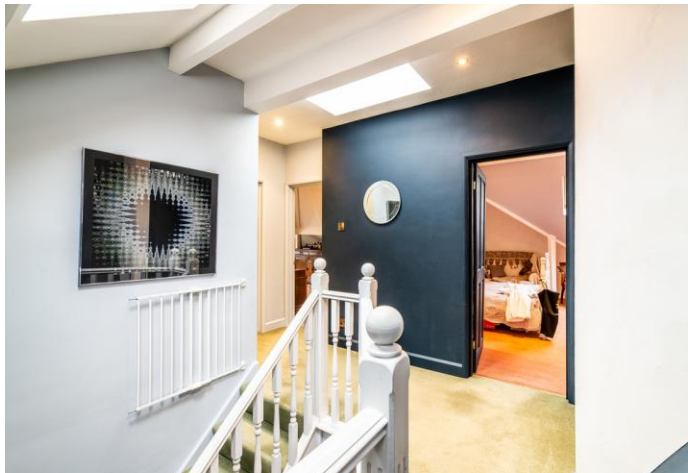


Asking Price Of £850,000

Cliff House, Hermitage Walk, The Park, Nottingham, NG7 1DR

- Substantial Period Character Property • Accommodation Arranged Over Three Floors/Elegant Entrance Hall • Spacious Drawing Room/Splendid Garden Room • Fabulous Bespoke Kitchen • Study/Sitting Room • Five/Six Bedrooms • Three Bath/Shower Rooms • Wealth of Features & Characteristics • Garage & Delightful Garden/Internal Area Approx. ,900 Sq ft





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FHP Living feel privileged to be offering for sale this Impressive Period home boasting over 3500 Sq ft of living space and affords the sort of comfort and convenience that one would associate with a property of this calibre. The accommodation which has been creatively arranged over three floors offers a plethora of characteristics which epitomises the era of design and is pleasantly presented throughout.

The property is approached via a large attractive doorway and an elegant entrance hall with ornamental fireplace and feature staircase, a spacious drawing room leads off from the hallway, again with period fireplace, high level ceiling and access to a splendid garden room.

The commodious well-presented dining kitchen has been fitted with a comprehensive range of bespoke units and appliances and features a large bay window ideal as the dining area. A sitting room is also located on the ground floor leading from the kitchen which could also be used as a study or snug.

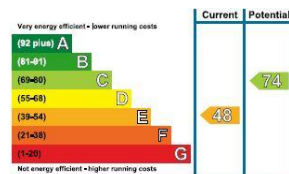
To the first floor are three bedrooms, one which is currently used as a study, master with en-suite facility and modern family bathroom, whilst to the second floor lies three further bedrooms, utility and further bathroom which completes this charming homes accommodation.

In addition this beautiful property offers a delightful garden, garage and cellar. A wonderful opportunity.

These sales particulars have been prepared by FHP 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.

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23 Bridgford Road | West Bridgford | Nottingham | NG2 6AU

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