

DISTINCTIVE  
HOMES  
by



# 3 Hardwick Grove

The Park, NG7 1LG

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£1,200,000

FHP Living feel privileged to offer for sale this stunning contemporary detached residence, designed to a specification that demands an internal inspection and offering a wealth of features and characteristics which will appeal to the most discerning of purchasers.





- Impressive Contemporary Home
- Stylish Well Presented Interiors
- Five First Floor Bedrooms
- Three Modern Bath/Shower Rooms
- Spacious Dining Kitchen with Appliances
- Lounge/Music Room, Split Level with Study
- Fabulous High Level Entrance Hall with Feature Staircase
- Gym
- Cloaks/WC
- Spanning Two Floors
- Double Garage/Landscaped Garden & Patio
- Gated Driveway
- Off Road Parking
- Internal Area Approx. 3,700 sq ft
- EPC Rating B





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Boasting around 3,700 Sq ft of space including garage, this stunning residence offers the sort of comfort and convenience that one would associate in a property of this calibre. An outstanding architecturally designed home which must be viewed to be fully appreciated.

Approached via an electronic gated driveway and glazed entrance door, in turn flowing onto a spectacular hallway, offering a high level cathedral style ceiling, feature contemporary staircase with fabulous glazed balustrade, inset lighting and access to the ground floors accommodation which briefly comprises: lounge/music room with feature wall and inset contemporary fire, separate and split level with the study, affording double doors and tiled floor, mini gym, cloaks/WC with modern suite and a superb commodious family dining kitchen fitted with a range of quality units and appliances, including "Miele" together with granite work surfaces and attractive bi-folding doors creating a feeling of openness, light and space, flowing through to the outside terrace and garden area.

In addition, the property features five first floor bedrooms, one with a balcony, two with luxury en-suite facilities and from the main landing, a stylish family bathroom with modern suite.

Outside, the grounds are landscaped with split level rear garden, incorporating large patio with barbeque area, including a wood fired pizza oven and lawned garden area with decorative borders. There is also a gated driveway providing of road parking and an integral double garage. Viewing essential!

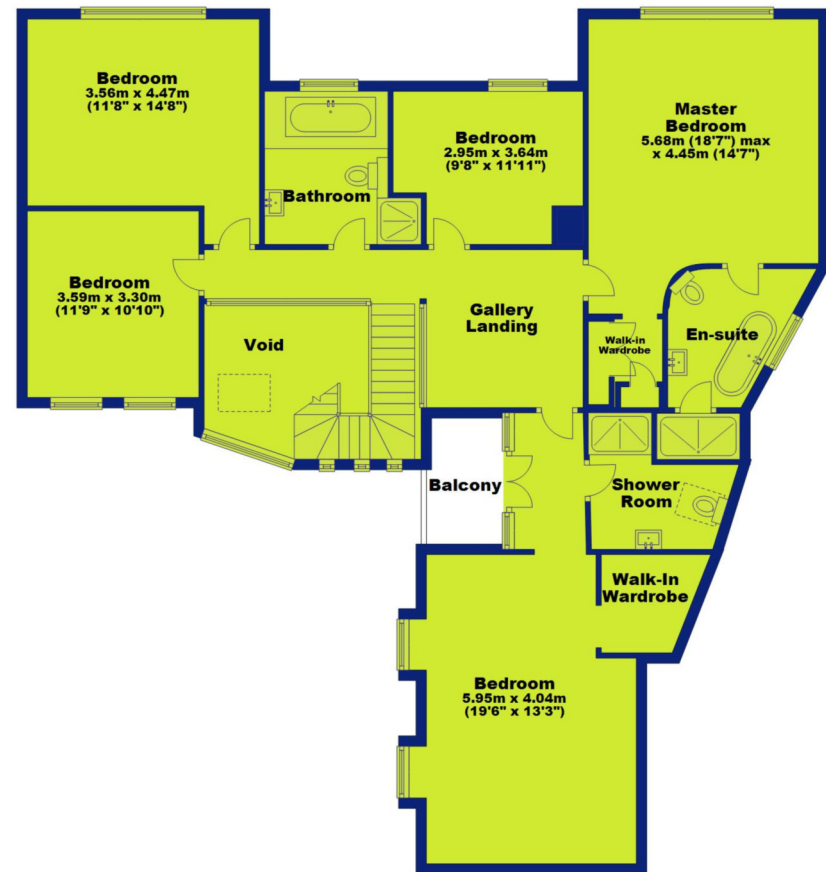




**Ground Floor**  
Approx. 199.4 sq. metres (2145.8 sq. feet)



**First Floor**  
Approx. 144.5 sq. metres (1555.0 sq. feet)



**Total area: approx. 343.8 sq. metres (3700.7 sq. feet)**



Nottingham  
Castle

**The Park Estate was originally created from Nottingham Castle's deer park and is now recognised as one of Nottingham's finest residential locations, with properties designed by notable architects PF Robinson and Watson Fothergill.**

By the late 1800's The Park was recognised as more of an estate with some 400 houses being erected by 1887. Former residents of The Park include national figures such as Sir Paul Smith and Sir Jesse Boot.

It is a thriving community with its own residents' website

[www.theparknottingham.co.uk](http://www.theparknottingham.co.uk). It boasts one of the largest gas street lighting systems in Europe and a skyline including the castle which makes it particularly atmospheric at night.

One of the reasons for The Park's popularity is its proximity to some of the best private schools in the region. Both the Boys and Girls High Schools have a national reputation of academic and sporting excellence whilst St Joseph's offers high educational standards with exceptional pastoral care.

The Park Estate offers a tranquil haven with the buzz of the city just minutes away. Nottingham Playhouse, offering the theatre along with 'Cast' restaurant and bar. Other restaurants include the recently opened and very popular Brown's, Hart's, which has a modern British style and a boutique hotel with 32 bedrooms, and World Service – the 'Best Overall Restaurant' in Nottingham's prestigious restaurant awards for a record four years, is testament to World Services quality.

The Park's Squash Club has 10 squash courts, a fully equipped gym, saunas, steam rooms and a bar and restaurant, whilst adjacent is The Park Tennis Club with over 200 members, 5 all-weather courts, 3 artificial grass all-weather courts, a beautiful club house and qualified coaches.



Nottingham High School  
High School



Nottingham Girls High School  
High School



The Park  
Tennis Club



World Service  
Restaurant Lounge Bar



Harts  
Restaurant Lounge Bar



## 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.

[www.fhpliving.co.uk](http://www.fhpliving.co.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86 B    | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## Interested in this home?

Call the FHP Living Distinctive Homes Team



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