

DISTINCTIVE
HOMES
by



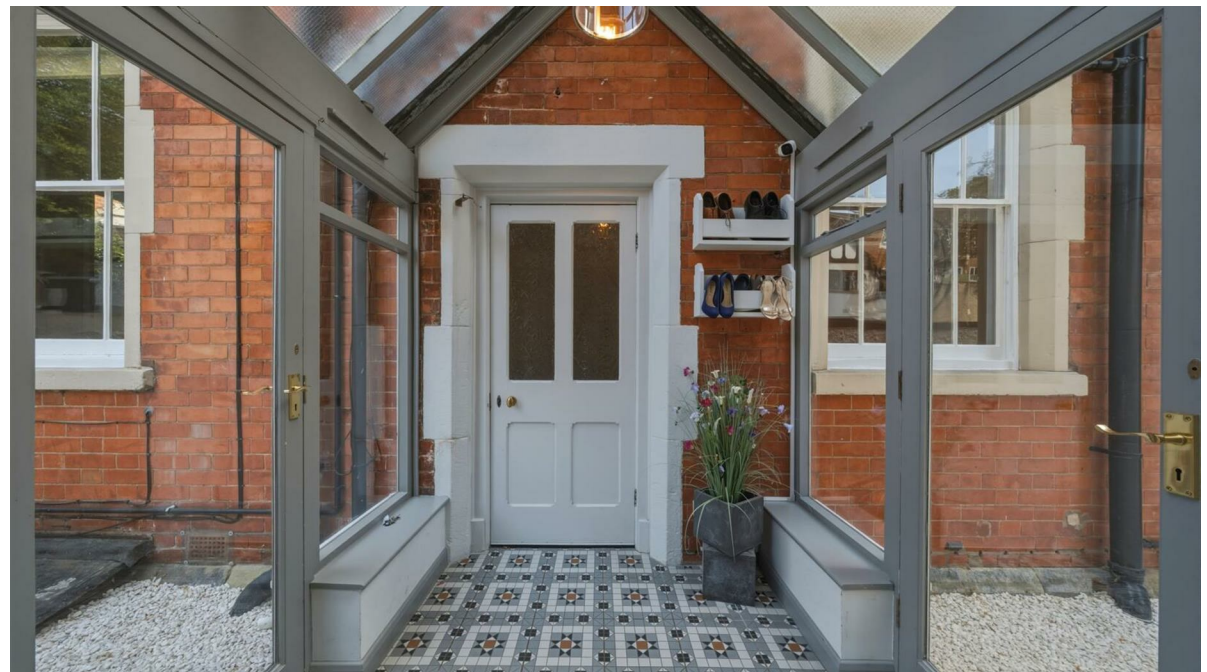
Cavendish Crescent South

Nottingham, NG7 1ED

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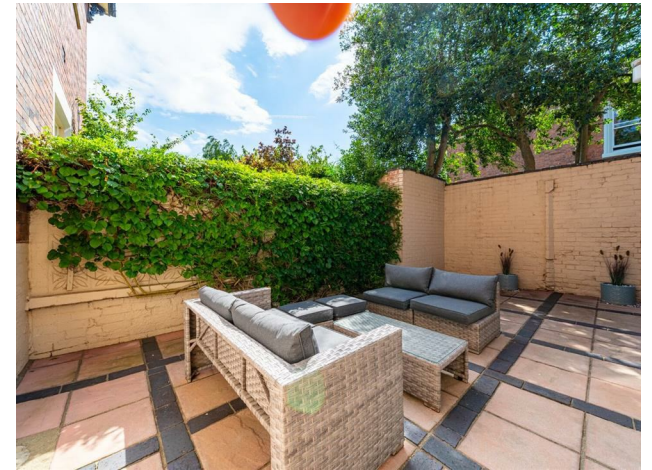
Situated within the prestigious and highly sought-after Park Estate, this delightful semi-detached period home enjoys an enviable location just a short walk from Nottingham city centre. Residents benefit from easy access to an excellent selection of shops, bars, restaurants, theatres and leisure facilities, together with superb transport links, including Nottingham's charming railway station. The iconic Nottingham Castle and its surrounding grounds are also within comfortable walking distance.





FHP Living is delighted to bring to the market this charming period residence, which beautifully combines original character and features with stylish modern living. The well-appointed accommodation briefly comprises an attractive, light-filled entrance vestibule leading into a welcoming dining hall with a high ceiling and staircase rising to the upper floors. The spacious dining kitchen is fitted with a classic range of units complemented by granite work surfaces and integrated appliances, providing an ideal space for both everyday living and entertaining. A convenient cloakroom/WC is located off the kitchen while French style doors from the kitchen open onto a private enclosed rear courtyard. The ground floor also benefits from a separate, light-filled lounge featuring an attractive ornamental fireplace, creating a warm and inviting living space. To the first floor are two generously proportioned bedrooms, the principal enjoying a modern en-suite shower room, together with a beautifully appointed modern family bathroom and separate WC. The second floor provides two further well-proportioned bedrooms, offering flexible accommodation for family living, guests or home working. Further benefits include an attached garage and an enclosed rear courtyard perfect for relaxing in the afternoon sun, making this an exceptional opportunity to acquire a characterful home in one of Nottingham's most desirable residential locations.

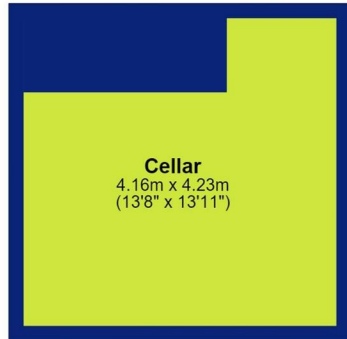






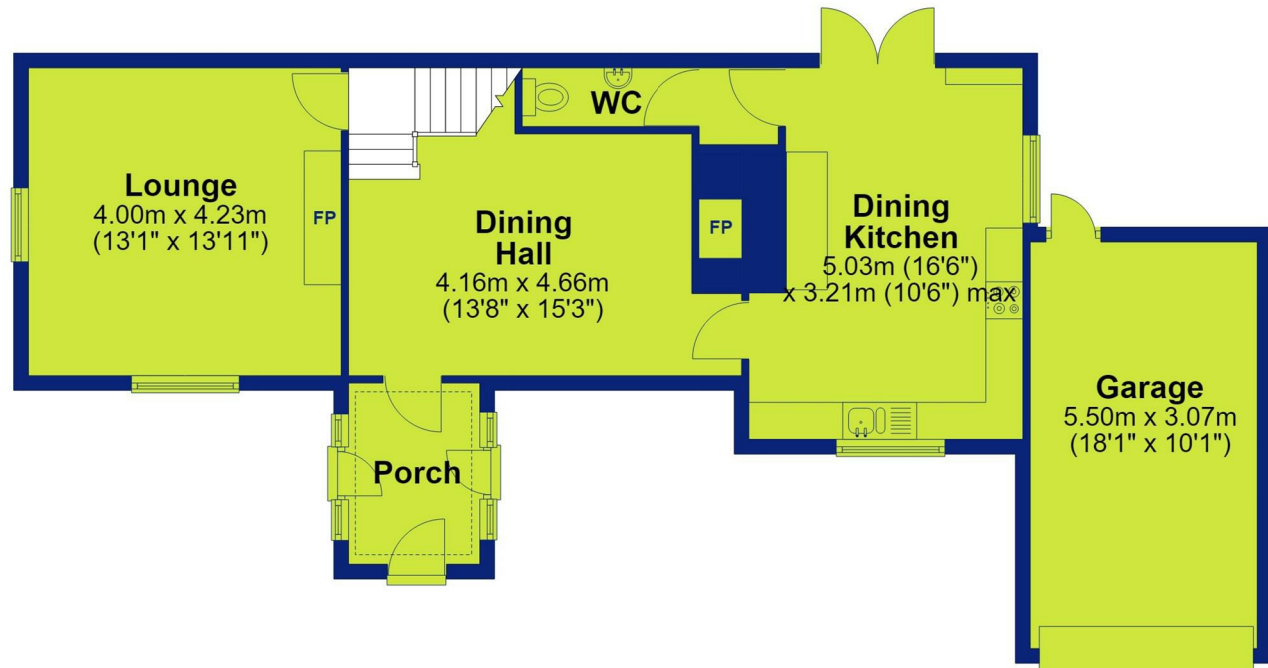
Basement

Approx. 17.6 sq. metres (189.7 sq. feet)



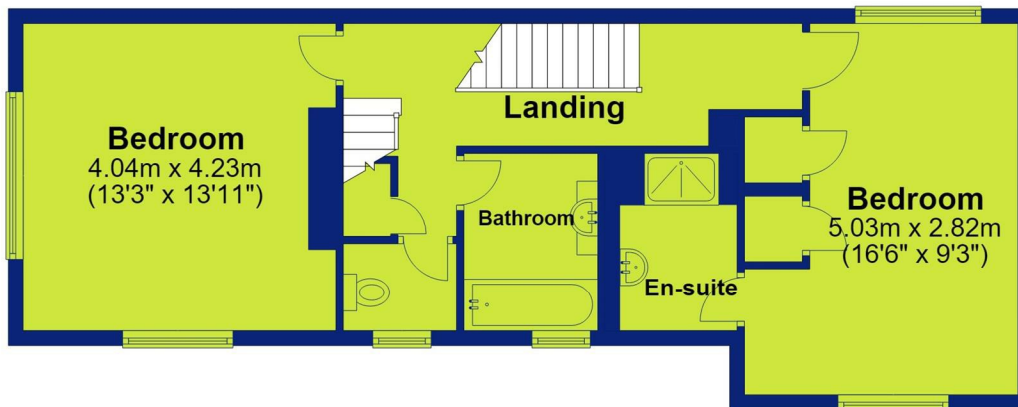
Ground Floor

Approx. 80.9 sq. metres (870.8 sq. feet)



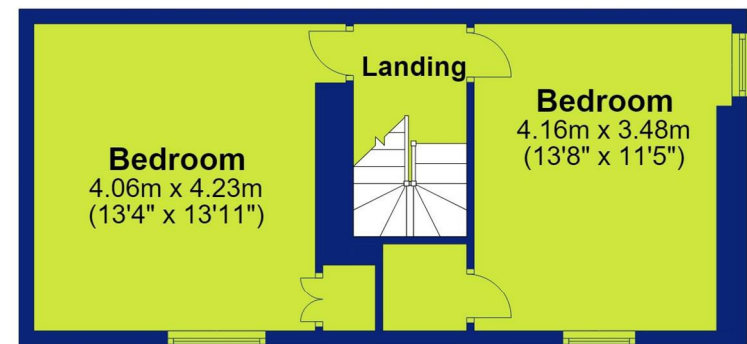
First Floor

Approx. 59.2 sq. metres (637.6 sq. feet)



Second Floor

Approx. 39.3 sq. metres (423.5 sq. feet)



Total area: approx. 197.1 sq. metres (2121.6 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.

www.fhpliving.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Interested in this home?

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