

DISTINCTIVE
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34
The
Townhouse

The Ropewalk
Nottingham. NG1 5DW

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The Ropewalk

Nottingham, NG1 5DW

Situated on the edge of one of Nottingham's most prestigious and highly regarded locations, The Park Estate, this exceptional residence enjoys a prime position with convenient access to the city's excellent selection of shops, bars, restaurants, and entertainment venues. Nottingham Castle and the city's charming railway station are also within easy reach.

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:The property is a commanding and elegant period residence, creatively arranged over five floors (including storage areas), and offering elevated views from its upper levels. Rich in character and architectural charm, the house is both substantial and imposing, with gated access that will appeal to the most discerning purchasers.

Entrance & Ground Floor: An entrance vestibule opens into an elegant reception hall featuring an attractive tiled floor and a striking staircase with a leaded arched feature window rising to the landing. The principal reception space offers open-plan living with beautiful parquet flooring, high ceilings, finned radiators, and two large bay windows that flood the room with natural light. Ornate ceiling cornicing further enhances the period character. There is access to an external terrace from the hallway and to a sitting room, which features a small bay window, tiled flooring, and a charming ornamental feature fireplace.

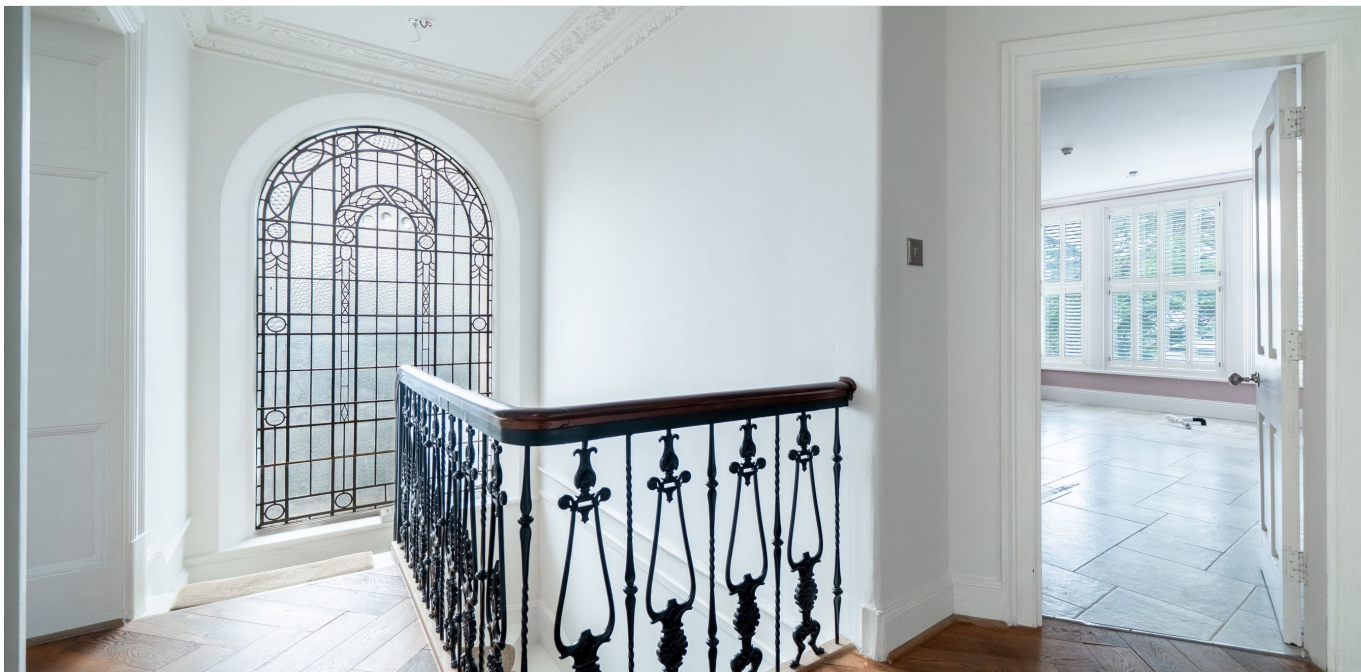
Lower Ground Floor: A staircase descends to the lower ground floor, which also benefits from external access to the garage. This level comprises a bedroom/study, utility room, storage room, boiler room, and a guest bedroom with beautiful parquet flooring, an ornamental fireplace, and a small bay window at street level. The guest bedroom is complemented by an en-suite shower room.





Upper First Floor (Park Terrace Level) : The landing provides access to a magnificent drawing room featuring parquet flooring, finned radiators, an elegant fireplace, and decorative panelling. A large bay window allows an abundance of natural light and offers partial city views, complemented by attractive leaded opaque lights and partial ornate ceiling cornicing. Also on this floor is a spacious bedroom with an ornamental fireplace, tiled flooring, and a large box bay window incorporating window shutters. A further guest bedroom features classic parquet flooring, a bay window, and a fireplace housing a wood-burning stove. This bedroom benefits from an en-suite bathroom comprising an oval bath, open wet-room style shower, marble-topped twin sink unit, WC, and tiled door and window.

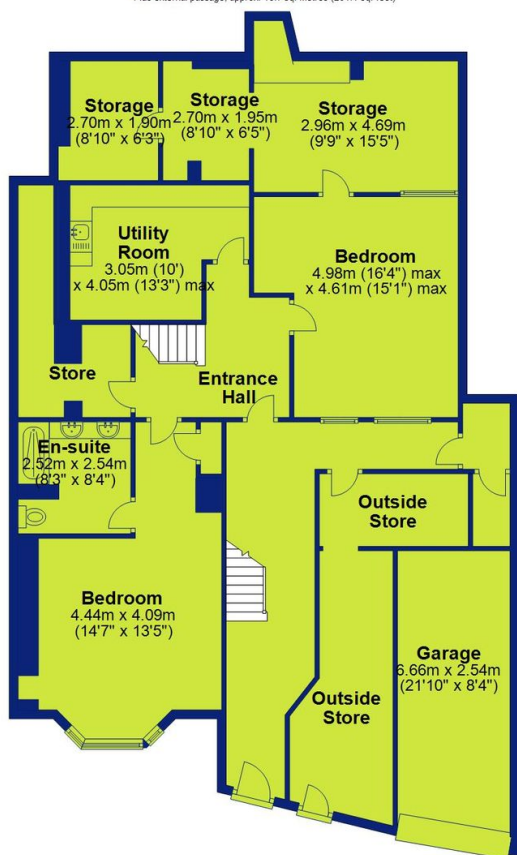
Second Floor : The landing on the second floor provides access to an additional guest bedroom offering elevated views across the city. A distinctive pool/games room with an ornamental fireplace and partial gallery from above adds further character. A dining kitchen is also located on this level, fitted with a range of units and integrated appliances. A further shower room including twin sinks, a large contemporary shower, and WC. Two additional trunk/storage rooms are located above. Outside To the rear is a garage with a terrace above. To the front, a gated gravelled driveway provides off-road parking for two to three vehicles and features a central ornamental pond, terraces, and planted raised borders.





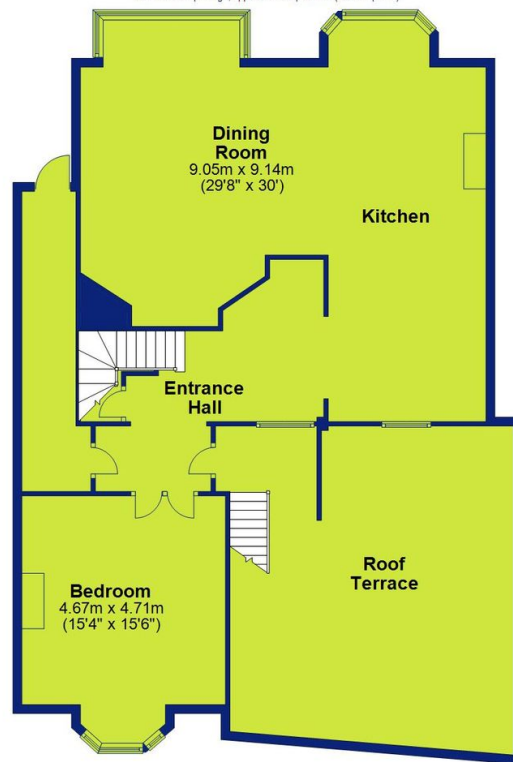
Main area: approx. 109.5 sq. metres (1178.4 sq. feet)

Plus outbuildings, approx. 37.7 sq. metres (406.0 sq. feet)
Plus external passage, approx. 18.7 sq. metres (201.1 sq. feet)



Main area: approx. 106.1 sq. metres (1141.7 sq. feet)

Plus external passage, approx. 13.2 sq. metres (142.2 sq. feet)

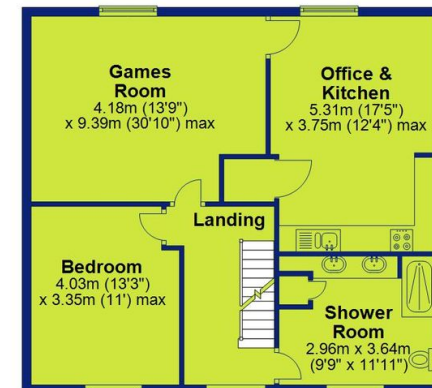


Approx. 116.8 sq. metres (1257.7 sq. feet)



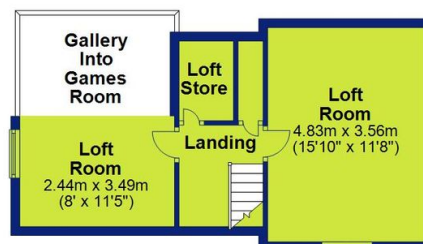
Second Floor

Approx. 76.6 sq. metres (824.0 sq. feet)



Third Floor

Approx. 34.3 sq. metres (369.1 sq. feet)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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