


Fishpond Drive

The Park
Nottingham
NG7 1DG

Price Guide £465,000



 0115 841 1155



- Located within the highly sought-after Park Estate
- Characterful interior featuring exposed beams, feature windows, and wooden flooring
- Four bedrooms, two modern bath/shower rooms (including en-suite)
- Impressive arched, double-gated shared entrance leading to a cobbled courtyard
- EPC Band D / Council Tax Band G
- Spacious split-level, open-plan ground floor living accommodation
- Well-appointed kitchen with granite worktops, integrated appliances, and utility/pantry area
- Private balcony
- Easy access to shops, bars, restaurants, transport links, and Nottingham Castle
- Tenure - Freehold



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Key Features

Situated within the prestigious Park Estate, this charming period semi-detached property enjoys convenient access to Nottingham's vibrant city centre, offering an excellent selection of shops, bars, restaurants, entertainment venues, transport links, and the historic Nottingham Castle.

The property is approached via an impressive arched, double-gated shared entrance leading into a cobbled courtyard, which provides access to the integral garage and the home itself.

Internally, the property offers a spacious and characterful interior, featuring exposed beams, feature windows, and attractive wooden flooring in parts. The ground floor boasts a split-level, open-plan layout, creating a versatile and inviting living space.

The entrance area includes built-in storage and a convenient cloakroom/WC. To the rear, the kitchen is fitted with a classic range of base and wall units, complemented by granite work surfaces and integrated appliances, along with an adjacent utility/pantry area.

The dining area sits alongside the kitchen and leads up to a raised living space, highlighted by a striking stone-edged, multi-paned feature window and a staircase rising to the first-floor landing.

Upstairs, the first floor comprises four bedrooms, again showcasing exposed beams, along with two stylish and modern bath/shower rooms, one being the master en-suite facility. A balcony further enhances the appeal of this delightful home.



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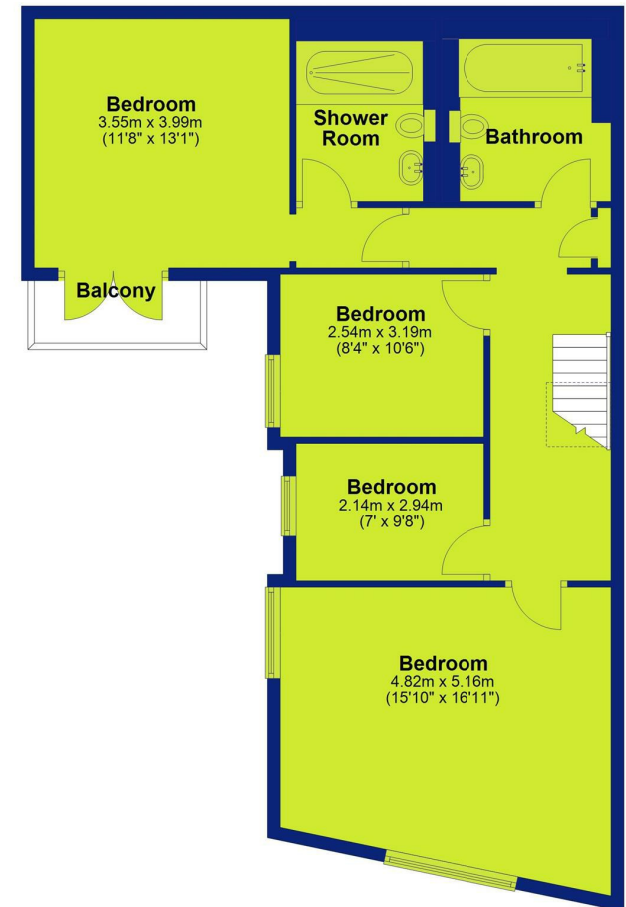
Ground Floor

Approx. 84.1 sq. metres (905.7 sq. feet)



First Floor

Approx. 82.2 sq. metres (885.0 sq. feet)
(excluding Balcony)

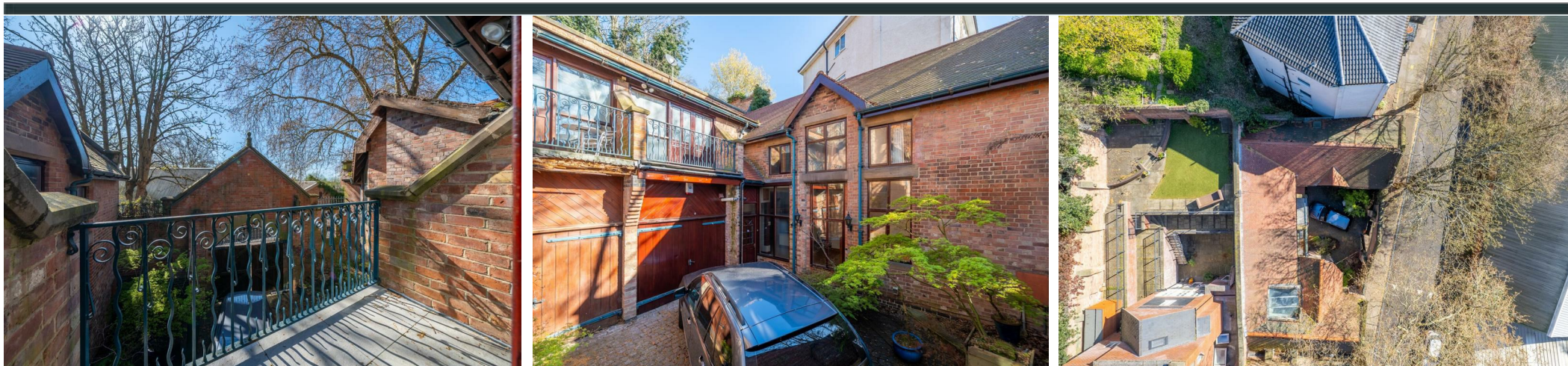


Total area: approx. 166.4 sq. metres (1790.8 sq. feet)



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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

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

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