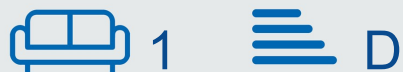


Clumber Crescent

The Park
Nottingham
NG7 1EY

Guide Price £395,000



 0115 841 1155



- Split-level accommodation arranged over three floors
- Attractive living room with bi-folding doors opening onto a balcony
- Two further bedrooms, one currently utilised as a walk-in dressing room
- Versatile lower ground floor living and bedroom suite with kitchen
- Integral garage with lighting, power and water tap
- Stylish modern kitchen with a range of units and appliances
- Principal bedroom with en-suite shower room
- Modern family bathroom with natural light from a light well
- Additional shower room serving the lower ground floor accommodation
- Convenient location close to Nottingham city centre and its excellent amenities



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Clumber Crescent North, The Park, Nottingham, NG7 1EY

Key Features

An attractive end-townhouse, conveniently situated within easy reach of Nottingham city centre, offering versatile split-level accommodation, modern interiors and a range of desirable features. The property is ideally positioned for the city's extensive selection of shops, bars, restaurants and leisure facilities, together with excellent public transport links and Nottingham Castle.

The accommodation begins with a split-level entrance hallway featuring useful storage on the half-landing and a large skylight allowing natural light to flow through the property. The stylish modern kitchen is fitted with a range of contemporary units and a selection of appliances, while a conveniently positioned cloakroom/WC is located off the hallway. The attractive living room features modern interiors, engineered wood flooring and bi-folding doors opening onto a balcony. To the first floor, the landing benefits from a built-in linen cupboard housing the boiler, providing useful additional storage. The principal bedroom benefits from an en-suite shower room, alongside a second bedroom offering flexible accommodation and a third bedroom currently utilised as a walk-in dressing room. Completing this floor is a modern bathroom fitted with a classic suite and benefiting from a light well providing additional natural light. The lower ground floor offers a versatile open-plan living and bedroom suite, featuring attractive engineered wood flooring and a separate kitchen area fitted with a range of units and appliances. A glazed door provides direct access to the shared rear garden, while a modern shower room serves this additional accommodation. A glazed door provides direct access to the shared rear garden, and external access to the street via a private gated side passage, while a modern shower room serves this additional accommodation. The property further benefits from an integral garage with an up-and-over door, lighting, power and a water tap, suitable for one small car or providing useful additional storage potential. Outside, residents have access to a shared rear garden, offering an outdoor space to enjoy. Clumber Crescent North is conveniently located for Nottingham city centre, with its excellent range of retail facilities, cafés, restaurants, bars and entertainment venues. Nottingham Castle and the surrounding historic quarter are also within easy reach, alongside the city's public transport network.





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Lower Ground Floor

Approx. 50.0 sq. metres (538.5 sq. feet)



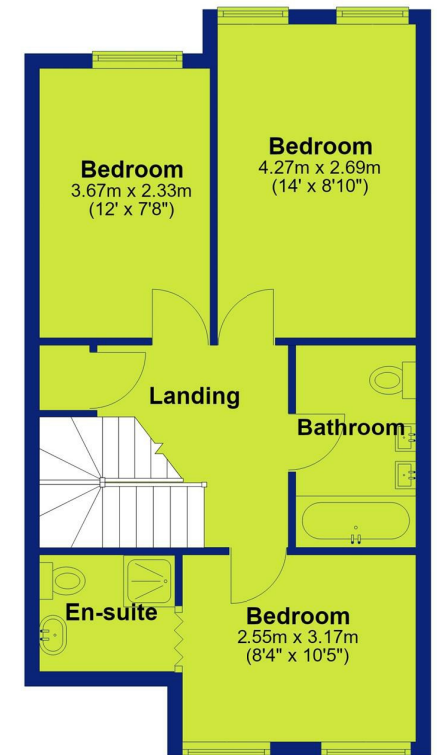
Upper Ground Floor

Approx. 45.7 sq. metres (491.6 sq. feet)
(excluding Balcony)



First Floor

Approx. 46.7 sq. metres (502.6 sq. feet)



Total area: approx. 142.4 sq. metres (1532.7 sq. feet)



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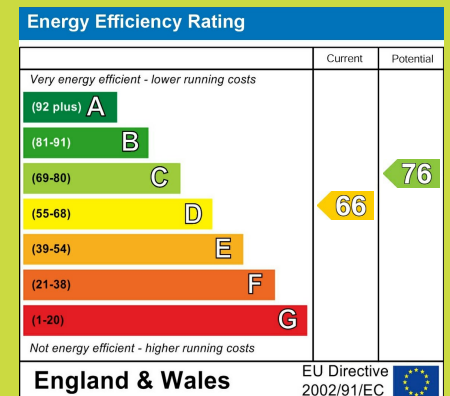


Interested in this home?

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



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