

DISTINCTIVE
HOMES
by



Burns Street
Nottingham, NG7 4DT

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FHP Living feels privileged to be offering for sale this handsome semi-detached residence, impeccably modernised and stylised to an exceptional standard, offering an opportunity to acquire a home of outstanding quality and character. Ideally situated within easy reach of Nottingham's vibrant city centre, the property enjoys convenient access to an array of shops, restaurants, bars, entertainment venues, and transport links.





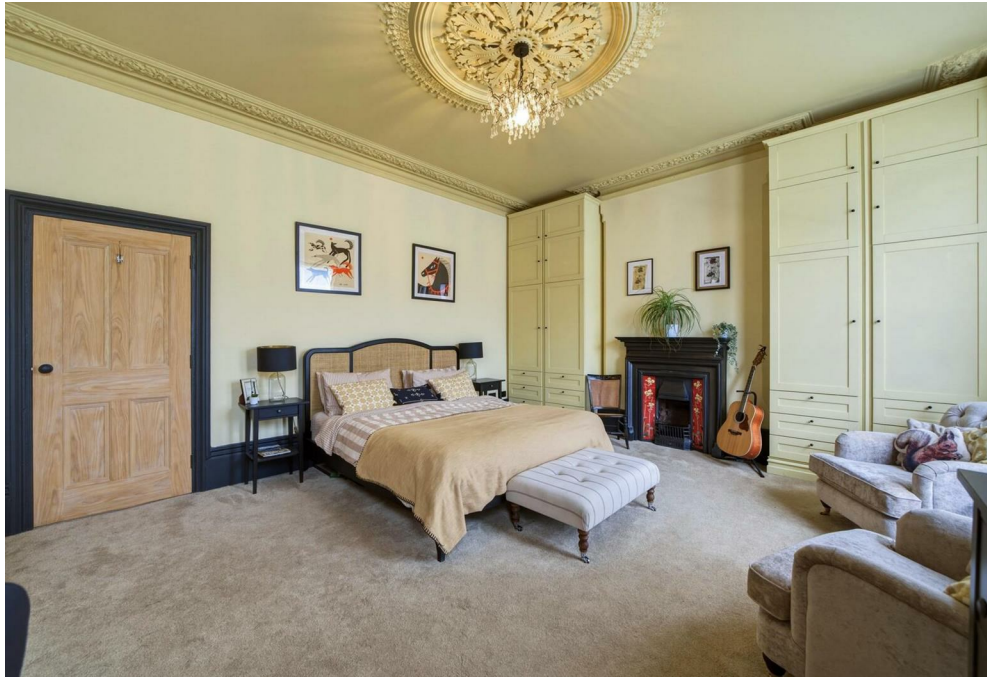
This stunning home showcases a refined interior where timeless elegance meets classic sophistication. Thoughtfully arranged over three beautifully appointed floors, it provides both comfort and versatility, perfectly suited to modern living. The property welcomes you with an elegant entrance hall, featuring attractive tiled flooring, high ceilings adorned with cornicing, and a classic staircase rising gracefully to the upper levels. From here, access is granted to the cellar and to a magnificent open-plan lounge and dining area. This impressive space is bathed in natural light from large windows and enhanced by engineered flooring, striking décor, and two exquisite period-style ornamental fireplaces that serve as captivating focal points. Bespoke fitted cabinetry and shelving further elevate both style and practicality. The adjoining kitchen has been carefully designed with both aesthetics and functionality in mind. Presented in a timeless shaker style, it boasts integrated appliances, and ample storage, making it ideal for family life.





A continuation leads to a bold and stylish utility room, adding further convenience. To the first floor, two well proportioned double bedrooms await. The principal bedroom is particularly impressive, featuring classic fitted wardrobes, high ceilings with cornicing, a decorative ceiling rose, and an elegant ornamental fireplace. The luxurious family bathroom is beautifully appointed, offering a freestanding bath with floor-mounted tap, a separate contemporary shower, WC, wash hand basin, and tasteful tiling. The second floor provides three additional bedrooms, two of which benefit from stylish en-suite shower rooms, offering flexible accommodation for family, guests, or home working. Externally, the property continues to impress with its landscaped setting. A gated pathway leads to the home, complemented by a garage and garden space, while the rear reveals a charming small enclosed courtyard, perfectly designed for outdoor seating and relaxation. A home of this calibre and finish must be viewed to be fully appreciated.





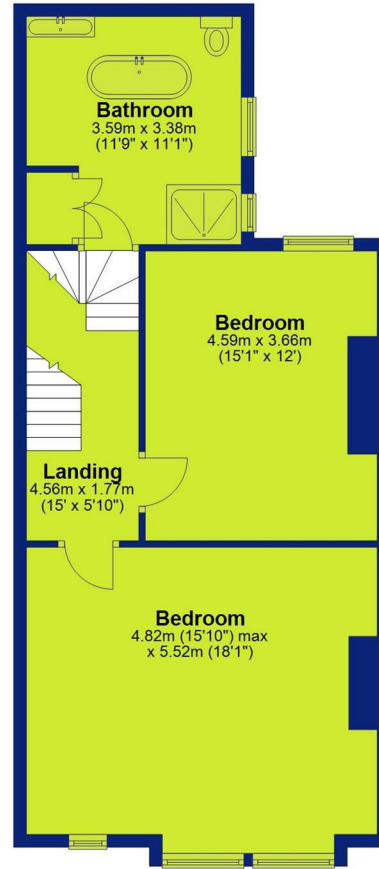
Ground Floor

Approx. 71.1 sq. metres (765.2 sq. feet)



First Floor

Approx. 64.1 sq. metres (690.1 sq. feet)



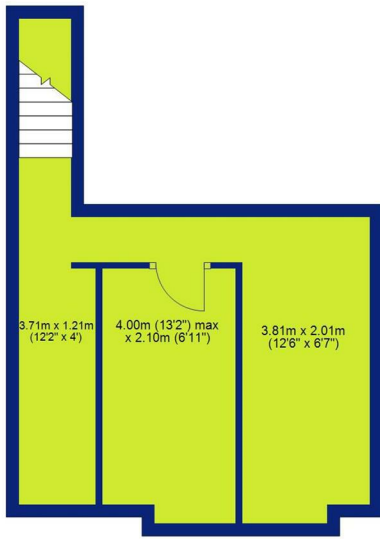
Second Floor

Approx. 63.3 sq. metres (681.2 sq. feet)



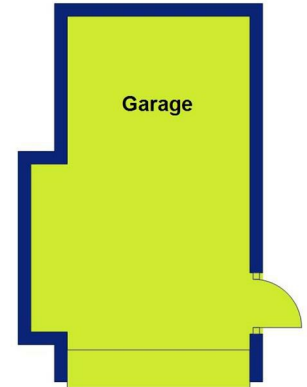
Basement

Approx. 28.8 sq. metres (310.5 sq. feet)



Garage

Approx. 17.4 sq. metres (187.6 sq. feet)



Total area: approx. 244.8 sq. metres (2634.5 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	69	
(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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Interested in this home?

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