



NEWLY REFURBISHED FOUR BEDROOM TOWNHOUSE

4 CLUMBER CRESCENT NORTH, THE PARK, NOTTINGHAM



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Highly sought after residential location

- ◆ Refurbished to a high standard
- ◆ Accommodation over three storeys
- ◆ Versatile living arrangement ◆ RAK sanitary ware & Hansgrohe fittings ◆ Balcony seating area off sitting room
- ◆ Rear communal gardens ◆ Single garage with electric door ◆ New kitchen with NEFF & Bosch appliances ◆ Solid oak doors throughout

Location

The Park Estate is one of Nottingham's most sought after residential locations, boasting some of the region's most prestigious period properties, all set within easy reach of the facilities and amenities available within Nottingham city centre. The Park itself offers a number of leisure facilities including a tennis club, bowls and squash club. The private estate sits within easy reach of excellent schooling to include the Nottingham High School and is also convenient for the city's Universities and hospital complexes.



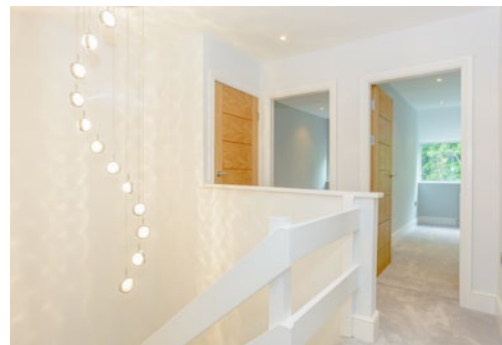
Description

An immaculately presented townhouse with accommodation arranged over three storeys, benefitting a full course of refurbishment to a high standard and offering versatile accommodation within the prestigious Park estate.

Steps to the front aspect lead to the modern, covered entrance door and into the hall which displays the open staircase and glass balustrading. At ground floor level, to the rear of the property, there is a generous sitting room which spans the width of the house, benefitting engineered oak flooring, wall mounted aerial and HDMI points and a sliding door through to the decked balcony area.

The recently refitted high specification kitchen is positioned to the front elevation and incorporates a range of matt grey base and wall mounted units to include a large larder unit, quartz work surfaces and engineered oak flooring. There are a collection of Bosch integrated appliances within the kitchen to include an oven, microwave combination oven, a fridge freezer, a washer dryer, dishwasher and a gas hob with NEFF extractor fan above.

The lower ground floor is accessible via both the entrance hall and a door to the rear of the property, comprising of a reception lobby, a study / small bedroom and a fourth bedroom/additional reception room with an en suite bathroom off. The en suite, together with the rest of the bathrooms within the house are fitted to an excellent standard being fully tiled with wall hung sink vanity units and W.C's, waterfall taps, rainfall shower heads and LED demister mirrors.



The lower ground floor offers a flexible arrangement and may ideally suit as a studio apartment for either a teenager or a dependent relative.

Stairs ascend from the entrance hall to the first floor landing, off which sit a storage cupboard alongside three bedrooms to include the master, sat to the rear of the property and benefitting an en suite bathroom. There is an additional three piece bathroom at first floor level which serves the remaining two bedrooms on this floor.

There are communal gardens to the rear aspect which are predominantly laid to lawn holding mature trees, whilst to the front provides on street parking and a single garage with up and over electric door.

General Information

Tenure Freehold

Services Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Viewing Strictly by appointment with Savills.

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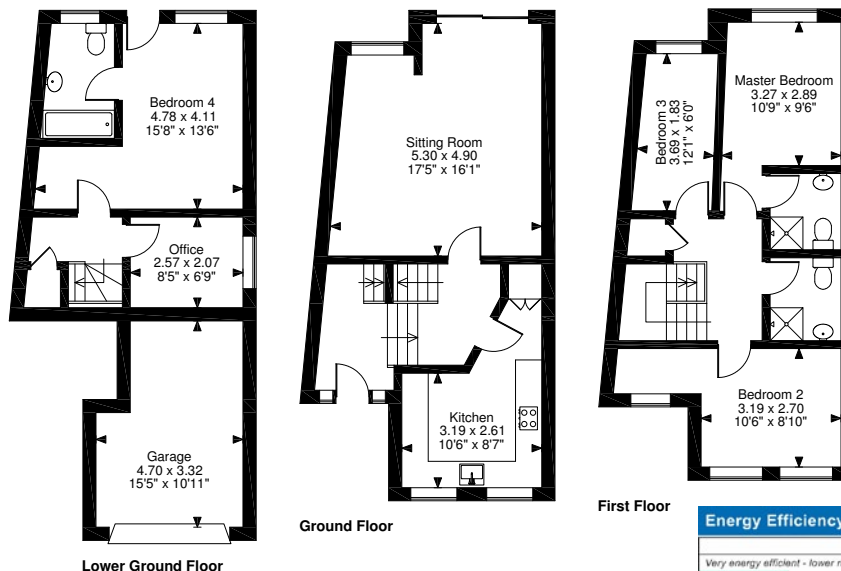
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FLOORPLANS

Main House gross internal area = 1,291 sq ft / 120 sq m

Garage gross internal area = 152 sq ft / 14 sq m

Total gross internal area = 1,443 sq ft / 134 sq m



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The position & size of doors, windows, appliances and other features are approximate only.
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