



8 Clumber Crescent North, The Park, Nottingham

Freehold



Local Information

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 well-presented townhouse with accommodation arranged over three storeys. Steps to the front aspect lead to the modern, covered entrance door and into the hall giving access to the staircase. At ground floor level, to the rear of the property, there is a generous open plan sitting/dining room, benefitting engineered wood flooring and a pair of French doors opening onto the balcony. The kitchen is positioned to the front elevation and incorporates a range of base and wall mounted units to include an integrated fridge freezer, five ring gas hob, electric oven and integrated dishwasher.

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, an open plan sitting room with fitted kitchen area with an en suite shower room off. This floor offers a flexible arrangement and may suit as a studio apartment for either a teenager or dependent relative. There is also a utility room and access to the single garage.

Stairs ascend from the entrance hall to the first floor landing, off which sit a storage cupboard alongside three bedrooms to include the master, set 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.

OUTSIDE

Communal gardens set 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 door.

Tenure

Freehold

Services

Mains electricity, gas, drainage and water are understood to be connected to the property.

Viewing

Strictly by appointment with Savills.



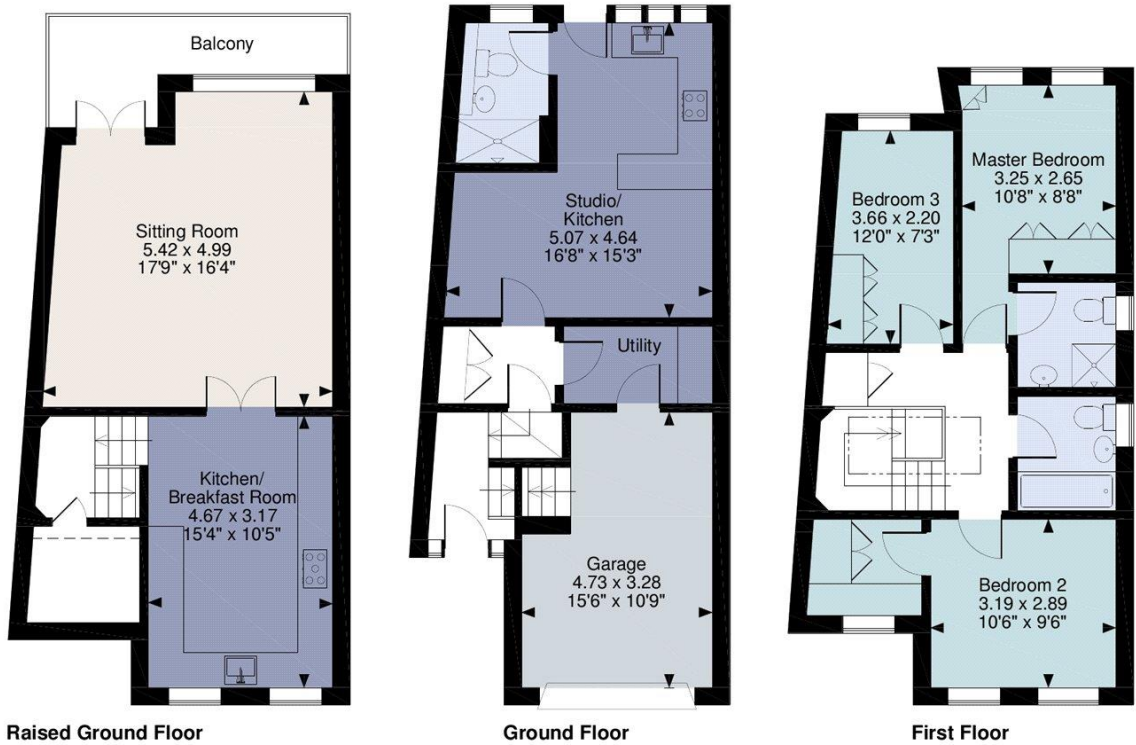


Clumber Crescent North, Nottingham, NG7
Gross Internal Area 1,304 sq ft, m²

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Clumber Crescent North, Nottingham
Main House gross internal area = 1,304 sq ft / 121 sq m
Garage gross internal area = 158 sq ft / 15 sq m
Balcony external area = 74 sq ft / 7 sq m
Total gross internal area = 1,462 sq ft / 136 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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