

## 5 Hermitage Walk, Nottingham, NG7 1DR

Offers Around £1,350,000

Freehold



- Prestigious Location within The Park Estate, one of Nottingham's Most Sought-After Residential Areas
- Substantial & Versatile Accommodation Arranged Over Multiple Levels
- Stunning Open Plan Living Kitchen Diner with High-Specification Appliances & Central Island
- Elegant Formal Sitting Room with Bespoke Walnut Cabinetry
- Exceptional Leisure Complex Including Indoor Swimming Pool, Sauna & Shower Facilities
- Luxurious Principal Suite with Fitted Furniture & High End En-Suite Bathroom
- Multiple Additional Double Bedrooms with En-Suite Facilities
- Flexible Living Spaces Including Snug/Cinema Room, Home Office & Gym
- Impressive Six Car Garage with Electric Doors & Extensive Storage
- Beautifully Landscaped Courtyard Garden





## Summary

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Situated in one of Nottingham's most highly sought-after addresses, this stunning residence offers an exceptional opportunity to acquire a truly individual and substantial home, combining elegant period influences with high-specification contemporary living.

This impressive home extends over multiple levels and has been thoughtfully designed to deliver both luxurious family living and outstanding versatility. At its heart lies a stunning open-plan living kitchen diner, perfectly suited to modern lifestyles, complemented by a series of beautifully appointed reception spaces including a formal sitting room and additional snug/cinema room.

A standout feature of the home is the exceptional leisure complex, complete with a striking indoor swimming pool, sauna and accompanying facilities, creating a private, spa-like environment rarely found in residential properties. The property further benefits from a superb six-car garage, ideal for car enthusiasts or those requiring extensive storage and flexibility.

The bedroom accommodation is equally impressive, with a luxurious principal suite, high-quality guest suites and additional bedrooms arranged to provide privacy and comfort, making the home well suited to both family living and multigenerational use.

Externally, the beautifully designed courtyard garden offers a private and stylish outdoor retreat, perfectly complementing the internal accommodation and ideal for both relaxation and entertaining.

Positioned within The Park, renowned for its exclusivity, character and proximity to Nottingham city centre, this is a rare opportunity to acquire a home of significant quality, presence and lifestyle appeal.

# F&C

## The Location

## Accommodation

### Ground Floor

#### Entrance Hall

17'3" x 10'5" (5.27 x 3.18)

Accessed via a secure hardwood entrance door to the side elevation, with frosted glazed panels, the property opens into a truly impressive reception hall. This beautiful space immediately sets the tone for the home, featuring striking Minton-style tiled flooring, decorative coving, and a recessed ceiling with inset spotlights.

A radiator with bespoke cover adds a further touch of detail, while a useful cloak cupboard provides practical storage and hanging space. From the hallway, staircases lead both to the lower ground floor and the first floor, while a door leads through to the leisure complex.

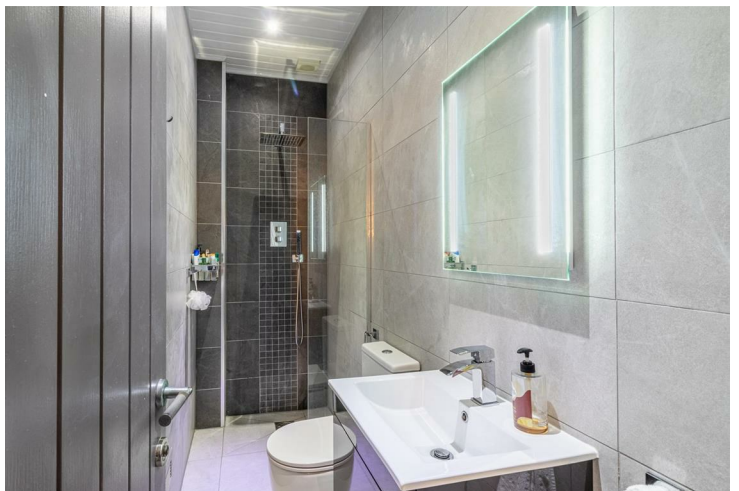


#### Leisure Complex

The leisure complex is a standout feature of the home, designed to offer both relaxation and lifestyle appeal. Upon entering, a door leads to a contemporary wet room style shower room.

#### Shower Room

Fitted with a walk-in shower featuring a rainfall head and separate attachment, complemented by full-height tiling. A sleek glass screen, wall-mounted vanity wash handbasin with storage below and a low level WC are accompanied by a wall-mounted mirror with integrated lighting and a fitted extractor fan.

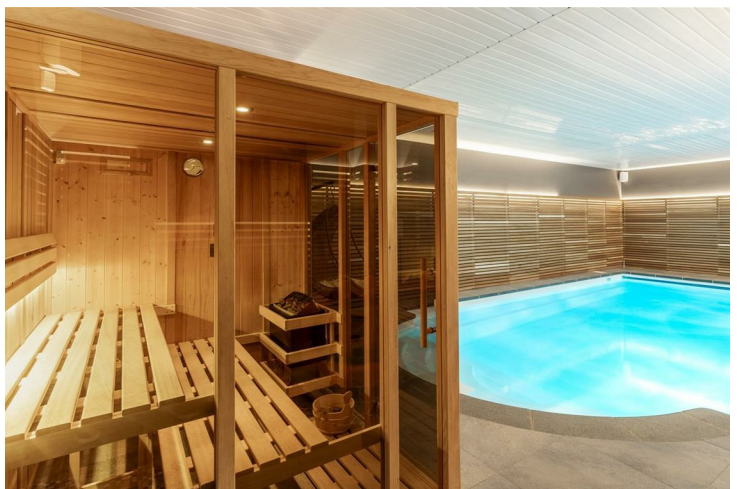


### Indoor Swimming Pool

37'8" x 17'7" (11.50 x 5.36)

At the heart of the leisure suite lies a stunning indoor swimming pool, beautifully presented with a stylish surround and striking wood slat panelled walls. Recessed LED lighting enhances the ambience, while complementary feature shelving adds both practicality and visual interest. The space is further enhanced by air conditioning, a stylish six person glass-fronted sauna and a built-in speaker system.

Full-height windows to the rear elevation flood the area with natural light, with a door leading directly to a private paved courtyard and a further door leading through to a lobby.



### Inner Lobby

The connecting lobby features elegant travertine tiled flooring and recessed ceiling spotlights, with a door leading through to the inner entrance hallway.

### Secondary Entrance

A secondary entrance hallway provides excellent flexibility. Accessed via a secure hardwood door to the front elevation with frosted glazed panels, the space features quality flooring, decorative coving, and a radiator with cover. A dog-leg staircase with oak balustrade and handrail leads to the lower ground floor, while a matching oak staircase rises to the first floor and door to,



### Guest Suite

15'4" x 10'8" (4.69 x 3.27)

This well-proportioned and beautifully appointed guest bedroom features a comprehensive range of fitted wardrobes, matching drawer units and dressing table. There is decorative coving, recessed spotlights, air conditioning and a double glazed window to the side elevation and door leading to a luxury en-suite.



### Luxury En-Suite

15'3" x 6'2" (4.67 x 1.90)

The en-suite comprises a four-piece suite including a raised bath set in a travertine marble tiles surround, separate shower enclosure with rainfall head, wall-mounted basin and concealed cistern WC. Travertine tiling to walls and floor, a feature skylight, recessed lighting and a chrome heated towel rail. There is also a range of fitted drawers with granite-top completing the space.

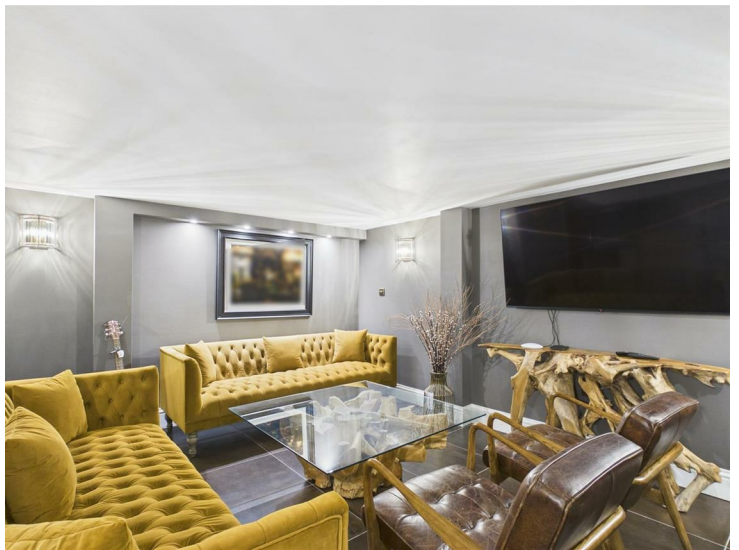


### Lower Ground Floor

### Snug/Cinema Room

18'11" x 15'8" (5.79 x 4.78)

To the lower ground floor is a versatile reception room, currently used as a snug but equally suited as a home cinema or media room. Finished with ceramic tiled flooring, wall lighting and recessed spotlights, it also benefits from additional storage and access to the garage.



### Integral Six Car Garage

60'5" x 28'11" (18.42 x 8.82)

The impressive six-car garage is a superb and rare feature to the home, accessed via electrically operated roller doors and offers extensive parking, storage cupboards and access to designated gym area.



### Gym

14'0" x 8'9" (4.28 x 2.69)

The adjoining gym space features tiled flooring, wall lighting, useful shelving and a staircase returning to the main house. There is also access to a separate plant room which serves the swimming pool with updated systems for air conditioning and pool maintenance.



### **First Floor Landing**

8'1" x 5'6" (2.48 x 1.68)

The first floor landing features solid wood flooring, decorative coving and recessed lighting, with a glazed door opening onto the courtyard garden. Doors lead to the living kitchen diner, door providing access to a second floor guest suite and door to the stylish office.



### **Office**

10'5" x 10'9" (3.19 x 3.30)

The office is beautifully fitted with walnut cabinetry having a range of cupboards, drawer units and elegant shelving with granite worksurface over forming a stylish desk. Solid wooden flooring complemented by underfloor heating and a double glazed window to side.



### Living Kitchen Diner

32'7" x 17'11" (9.95 x 5.47)

The stunning open-plan living kitchen diner forms the true heart of the home, offering an exceptional sense of space and flow, perfectly designed for both everyday living and entertaining.

The space opens into a generous reception area, currently arranged to provide both formal dining and relaxed seating. This inviting area features continued solid wood flooring with underfloor heating, creating a warm and cohesive feel, while multiple double glazed windows to the rear elevation overlook the beautifully designed courtyard garden and flood the space with natural light. Bespoke walnut drawer units provide useful integrated storage, enhancing both practicality and style.

From here, the room flows seamlessly into the kitchen area, creating a natural transition between living and cooking spaces. The kitchen is beautifully appointed with a comprehensive range of cream gloss-fronted base, eye-level and drawer units, all complemented by high-quality granite worksurfaces. A twin bowl stainless steel sink unit with mixer tap and hose attachment adds further functionality.

A standout feature is the substantial central island, finished with contrasting oak cupboards and drawers, topped with a solid granite worksurface incorporating a breakfast bar, ideal for informal dining and social interaction. The island also benefits from two integrated wine coolers, perfectly suited for entertaining.

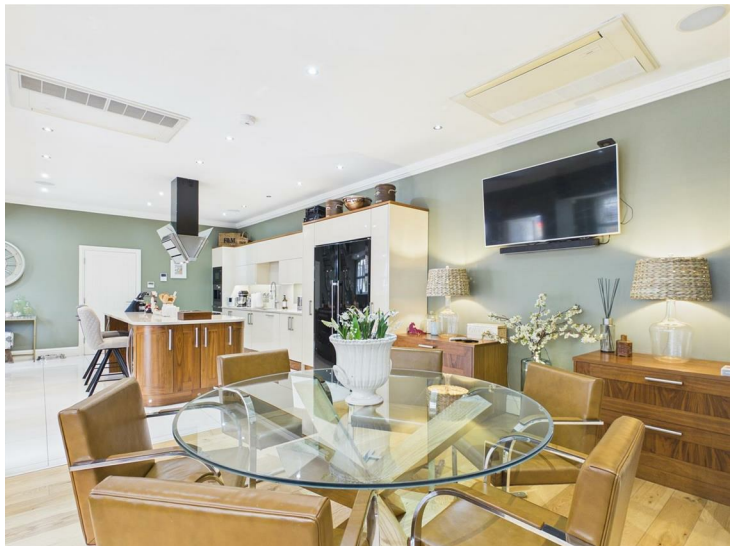
High-specification appliances include a Britannia seven ring gas range with double oven, grill and warming drawer, an eye-level microwave, built-in coffee machine, and an American-style fridge freezer set within a housing unit, complete with pull-out spice racks. A Franke stainless steel and glass extractor fan is positioned above the range. The kitchen area is further enhanced by ceramic tiled flooring, decorative coving, recessed ceiling spotlights, a built-in speaker system and air conditioning, ensuring both comfort and ambience throughout the year.

There is also additional space for a breakfast table or informal seating area, with further double glazed windows overlooking the courtyard. A door leads through to the inner hallway, maintaining a practical and well-connected layout.

### Inner Hallway

10'4" x 10'2" (3.17 x 3.10)

An inner hallway connects this space, with oak staircases, storage cupboards, access to a guest cloakroom and glazed doors leading to the formal sitting room.



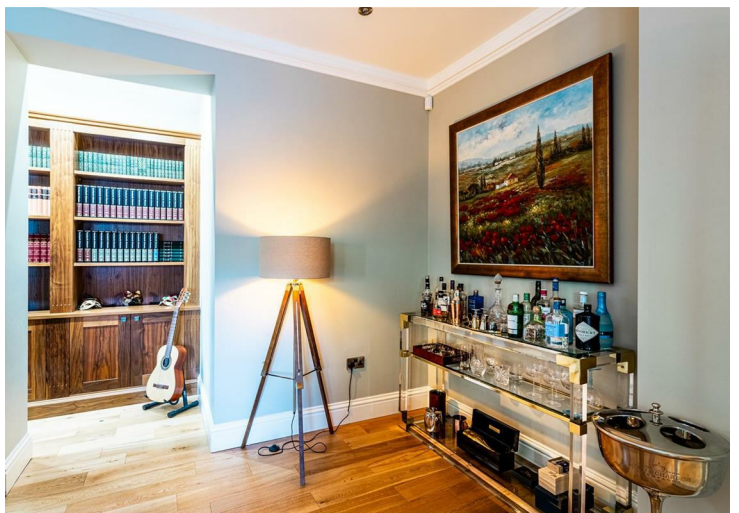
## Formal Sitting Room

23'7" x 20'8" (7.21 x 6.30)

The formal sitting room is an exceptionally elegant and generously proportioned reception space, designed to provide a refined yet comfortable setting for both entertaining and everyday relaxation.

The room immediately impresses with its sense of space and balance, enhanced by continued solid wood flooring with underfloor heating. A bespoke handmade walnut bookcase forms a striking focal point, incorporating fitted shelving, storage cupboards and drawer units, offering both visual impact and practical storage. Above the fitted cabinetry is a part vaulted ceiling with four double glazed skylights.

A feature fireplace sits at the heart of the room, incorporating a living flame gas fire set within a beautifully crafted limestone surround, creating a warm and inviting centrepiece. Decorative coving and recessed ceiling spotlights further enhance the room's refined finish, while air conditioning ensures comfort throughout the seasons. Natural light floods the space via two full-height feature windows to the rear elevation, complemented by double glazed French doors which open directly onto the courtyard garden. This not only enhances the sense of light and openness, but also provides a seamless connection between indoor and outdoor living, ideal for entertaining during the warmer months.



### Guest Cloakroom

The cloakroom includes a wall-mounted basin, concealed WC, brick-style tiling and stylish patterned tiled flooring with window to the front elevation.



### Second Floor Landing

13'8" x 7'8" (4.17 x 2.35)

The second floor landing provides an additional sitting area with vaulted ceiling and impressive roof lantern, along with storage, access to a utility cupboard and access to bedrooms.



### **Principal Bedroom**

15'7" x 13'5" (4.76 x 4.11)

The principal bedroom is a beautifully appointed and generously proportioned retreat, forming an impressive and private suite designed with both luxury and comfort in mind.

An extensive range of bespoke fitted furniture in rich walnut, complemented by brushed stainless steel handles, provides excellent storage with a combination of wardrobes, hanging space, shelving and matching drawer units.

A feature ceiling adds architectural interest, while a double glazed window to the side elevation allows for natural light. Underfloor heating and door leading through to a stunning en suite bathroom, completing this exceptional principal suite and creating a true sanctuary within the home.



### **Luxury En-Suite**

15'5" x 7'3" (4.70 x 2.21)

This impressive space features a high-quality five-piece suite, centred around a spacious walk-in shower area with rainfall showerhead and glass screen, finished with elegant travertine marble tiling to both the walls and floor, creating a cohesive and sophisticated aesthetic.

A bath and twin wall-mounted wash hand basins form a sleek and contemporary focal point, set within a thoughtfully designed layout that combines style with practicality. A wall-hung WC with concealed cistern enhances the clean, uncluttered finish.

The room is further elevated by a striking vaulted ceiling, adding both character and a sense of space, while recessed ceiling spotlights and a fitted extractor fan.



## Bedroom Two

14'0" x 12'5" (4.29 x 3.80)

Bedroom Two provides an exceptional alternative to the principal suite, offering a beautifully appointed and generously proportioned double bedroom, ideal for guests or as a secondary main bedroom.

The room is thoughtfully designed with a comprehensive range of fitted furniture, finished in a soft cream tone and complemented by quality detailing. This includes a full wall of wardrobes providing ample hanging space, shelving and integrated storage, alongside matching drawer units which enhance both practicality and visual cohesion.

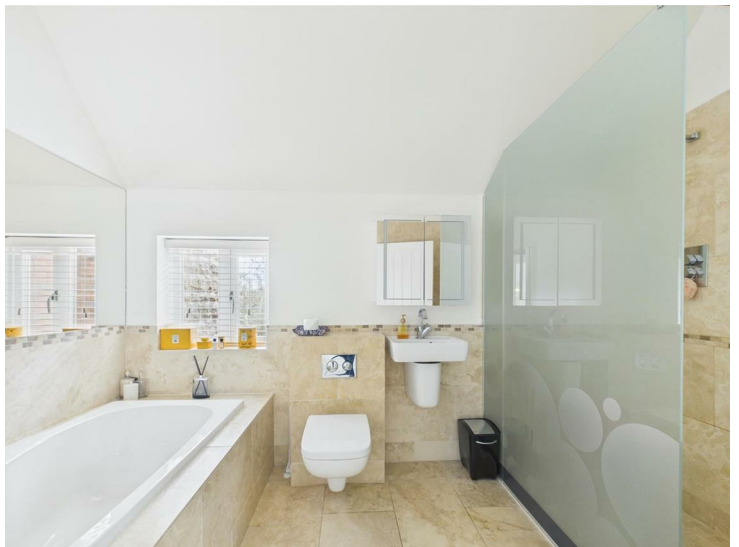
A striking full-height vaulted ceiling adds a real sense of volume and character. Recessed ceiling spotlights, two double glazed windows to the rear elevation overlook the courtyard garden, underfloor heating and door through to a private en suite bathroom, completing this superb and self-contained suite.



## En-Suite Bathroom

11'4" x 7'5" (3.47 x 2.28)

The suite features a bath with striking travertine marble surround and wall-mounted taps, providing a stylish and relaxing focal point. In addition, there is a separate walk-in shower area with rainfall showerhead and frosted glass screen, offering both practicality and a contemporary feel. Travertine tiling continues across both the walls and flooring, creating a cohesive and elegant design, while a wall-mounted wash hand basin and a wall-hung WC with concealed cistern maintain the clean, modern aesthetic. The space is further enhanced by a feature vaulted ceiling, recessed ceiling spotlights, fitted extractor fan and a double glazed window to the front elevation.



### **Additional Guest Bedroom**

13'9" x 8'11" (4.20 x 2.73)

An additional guest bedroom is accessed via a separate staircase, providing a high degree of privacy and independence from the main accommodation, ideal for guests, older children, or multigenerational living. This well-proportioned double bedroom is enhanced by a comprehensive range of fitted furniture, finished in cream gloss fronts, incorporating wardrobes, drawer units and ample hanging space. Double glazed window to the rear elevation overlooks the courtyard garden, underfloor heating and a door leads through to a private en-suite shower room.



### **En-Suite Shower Room**

The space features a walk-in shower area with rainfall showerhead, complemented by elegant travertine marble tiled walls and matching tiled flooring. A wall-mounted wash hand basin and corner WC provide practicality while maintaining a clean, modern aesthetic.

A feature arched window to the side elevation adds character, while a double glazed skylight to the rear allows natural light to flood the space, enhancing the bright and airy feel.



## Outside

To the rear of the home lies an exceptional courtyard garden, beautifully designed to create a private and luxurious outdoor environment, reminiscent of a high-end London townhouse setting.

This stunning space has been thoughtfully landscaped with a strong architectural feel, combining clean lines with elegant materials to deliver a stylish yet low-maintenance finish. A striking galvanised steel bridge walkway with wrought iron railings leads you into the courtyard which has been carefully arranged to offer a distinct seating and entertaining area, allowing for both relaxed day-to-day use and more sociable occasions.

The central feature seating area creates a natural focal point, enhanced by subtle planting and lighting with decorative timber slat wall and Indian stone paving. Steps with wrought iron railings lead to a raised Indian stone paved terrace, perfectly positioned to enjoy a sunny aspect and ideal for al fresco dining or outdoor entertaining. The overall design creates a seamless extension of the internal living space, particularly from the main reception rooms, reinforcing the home's strong indoor-outdoor connection.

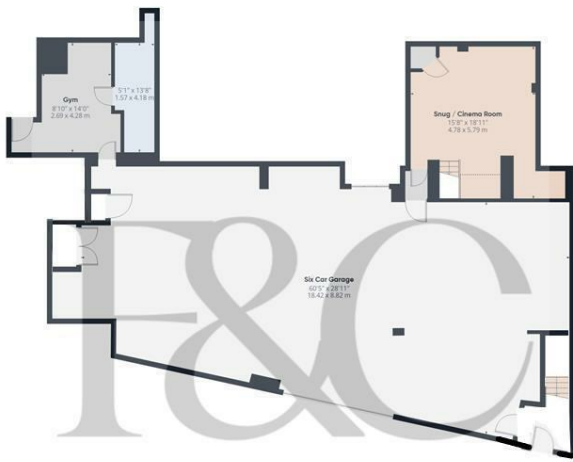
Overall, the courtyard delivers a rare combination of style, privacy and functionality offering a refined outdoor lifestyle more commonly associated with prime London residences.



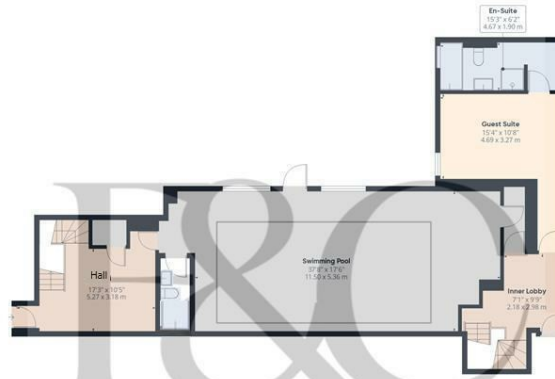
## Council Tax Band G



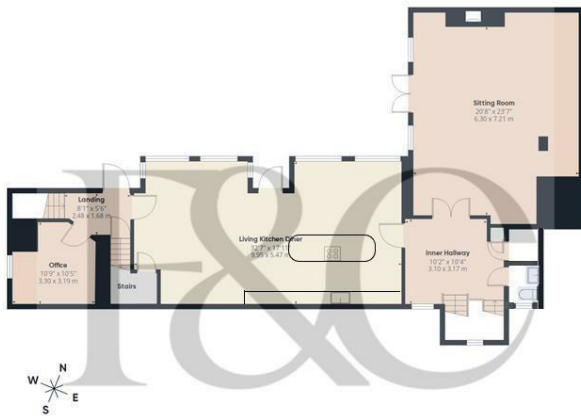




Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area<sup>1)</sup>

6004 ft<sup>2</sup>  
557.78 m<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Council Tax Band: G  
Tenure: Freehold



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	