

HoldenCopley

PREPARE TO BE MOVED

Victoria Crescent, Sherwood, Nottinghamshire NG5 4DA

Guide Price £950,000

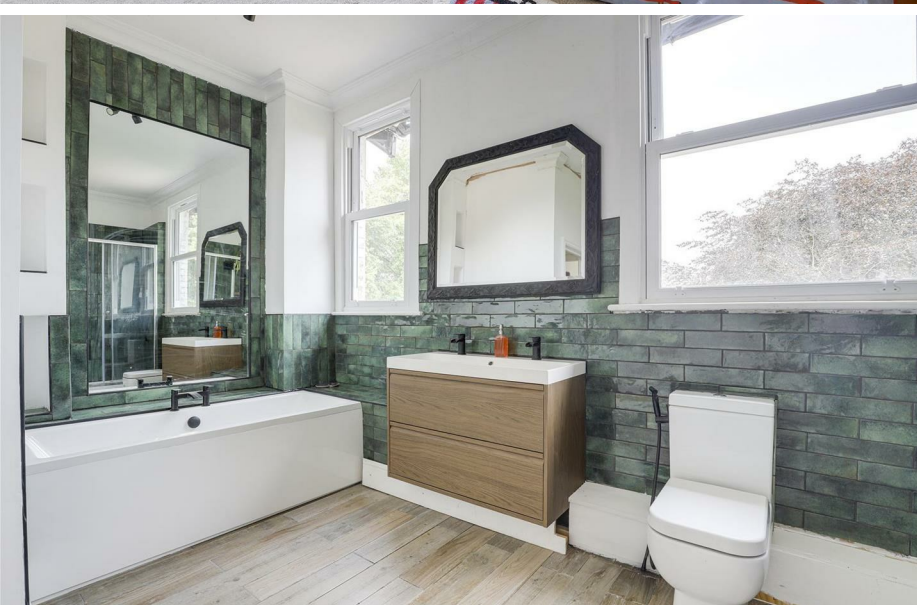
Victoria Crescent, Sherwood, Nottinghamshire NG5 4DA



GUIDE PRICE £950,000 - £1,000,000

Offered to the market with no upward chain, this impressive seven-bedroom Victorian residence presents a great opportunity for buyers seeking a spacious, character-filled family home in a prestigious location. Situated on a private road within a gated community in Mapperley Park, the property enjoys a peaceful, leafy setting while offering easy access to Nottingham City Centre, local amenities, and excellent school catchments including Haydn Primary School and The Oakwood Academy. The home showcases high ceilings, period features, and generous proportions throughout. The ground floor comprises an inviting entrance hall, a bay-fronted reception room with window seat, a living room with feature log burner and fender, and a modern kitchen/diner complete with sleek units, breakfast bar, and space for family dining. A conservatory and ground floor W/C complete the layout. The basement level offers excellent versatility, featuring a double bedroom with walk-in wardrobe and en-suite, plus a second double bedroom – ideal for guests, extended family, or home working, and a utility room. Upstairs, the first floor hosts the spacious principal bedroom with bay window, two further double bedrooms with character fireplaces, and two four-piece bathrooms – the main with underfloor heating. The top floor offers two additional bedrooms and a stylish three-piece bathroom. Outside, the home benefits from a gated driveway providing off-street parking for multiple vehicles and a lawned frontage. The private rear garden features a stone paved seating area perfect for relaxing or entertaining, along with several versatile garden rooms ideal for storage, a gym, or home office. This is a rare opportunity to secure a grand and versatile period home which effortlessly combines modern living with a warm, inviting atmosphere in a sought-after location. With its spacious layout, beautiful garden, and prime location, this is a home you won't want to miss





- Private Gated Victorian Family Home
- Seven Well-Proportioned Bedrooms
- Three Stories & Basement
- Two Reception Rooms With Bay Fronted Windows & Feature Log Burner
- Modern Fitted Kitchen/Diner With Breakfast Bar & Feature Log Burner
- Conservatory, Ground Floor W/C & Utility Room
- Two Four-Piece Bathroom Suites & Two Three-Piece Bathroom Suites
- Off-Street Parking & Garden With Ample Greenery & Versatile Outdoor Rooms
- Private Road & Gated Community - Sought-After Area
- No Upward Chain - Must Be Viewed





GROUND FLOOR

Entrance Hall

25'2" x 5'6" (7.69m x 1.70m)

The entrance hall has partially tiled flooring, partially wood-effect flooring, carpeted stairs, a radiator, a dado rail, an arch to the ceiling, a UPVC double-glazed sash window to the side elevation, an overhead window, and a single composite door providing access into the accommodation.

Reception Room

l8'8" into bay x l5'10" (5.69m into bay x 4.83m)

The reception room has parquet flooring, a recessed chimney breast alcove with a decorative surround and a tiled hearth, a radiator, a dado rail, coving to the ceiling, a ceiling rose, a UPVC double-glazed sash window to the front elevation, and a UPVC double-glazed rectangular bay window to the side elevation with a window seat.

Living Room

l8'8" into bay x l6'0" (5.69m into bay x 4.89m)

The living room has carpeted flooring, a feature log burner with a mantle and a tiled hearth with a fender, a radiator, a picture rail, coving to the ceiling, a ceiling rose, a UPVC double-glazed sash window to the rear elevation, and a UPVC double-glazed rectangular bay window to the side elevation.

Kitchen/Diner

26'4" max x l4'10" (8.03m max x 4.53m)

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, a Belfast-style double sink with a mixer tap, an integrated oven and microwave, an integrated electric hob with a stainless steel splashback and an angled extractor fan, an integrated dishwasher, space for a fridge freezer, wood-effect flooring, two vertical radiators, a recessed chimney breast alcove with a wooden mantle, space for a dining table, three UPVC double-glazed sash windows to the front and rear elevations, and double French doors leading out to the rear garden.

Conservatory

l1'4" x 7'0" (3.47m x 2.15m)

The conservatory has wood-effect flooring, partially exposed brick walls, a wood-framed window to the rear elevation, aluminium double-glazed windows to the rear, side, and front elevation, and a single aluminium door leading out to the rear.

W/C

4'2" x 3'4" (1.28m x 1.03m)

This space has a low level dual flush W/C, a vanity style wash basin with a mixer tap, vinyl flooring, and partially tiled walls.

BASEMENT LEVEL

Basement Hall

l0'8" max x 6'11" (3.26m max x 2.11m)

The basement hall has carpeted flooring and stairs, understairs storage, a UPVC double-glazed sash window to the rear elevation, recessed spotlights, and provides access to the basement level accommodation.

Utility Room

6'6" x 5'11" (2.00m x 1.81m)

The utility room has space and plumbing for a washing machine, a fitted storage cupboard and a worktop, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Six

l3'8" x 9'11" (4.17m x 3.03m)

The sixth bedroom has carpeted flooring, a radiator, recessed spotlights, two UPVC double-glazed windows to the rear elevation, access to the walk-in wardrobe, and access to the en-suite.

Walk-In Wardrobe

7'4" x 4'7" (2.26m x 1.41m)

The walk-in wardrobe has open fitted wardrobes, carpeted flooring, and a single recessed spotlight.

En-Suite

9'1" x 4'5" (2.79m x 1.37m)

The en-suite has a low level dual flush W/C, a countertop wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a chrome heated towel rail, and recessed spotlights.

Bedroom Seven

9'9" max x 9'5" (2.99m max x 2.89m)

The seventh bedroom has carpeted flooring, a radiator, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

l8'2" x 5'9" (5.54m x 1.76m)

The landing has carpeted flooring, wooden stairs, a radiator, coving to the ceiling, and provides access to the first floor accommodation.

Principle Bedroom

l8'8" into bay x l5'11" (5.69m into bay x 4.86m)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, a ceiling rose, two UPVC double-glazed sash windows to the front elevation, and a UPVC double-glazed rectangular bay window to the side elevation.

Bedroom Two

l8'8" into bay x l6'0" (5.69m into bay x 4.88m)

The second bedroom has carpeted flooring, a feature log burner with a tiled hearth and wooden mantle, a radiator, coving to the ceiling, a ceiling rose, and a UPVC double-glazed rectangular bay window to the side elevation.

Bathroom

l0'8" x 5'7" (3.27m x 1.72m)

The bathroom has a low level flush W/C, a countertop washbasin, a panelled bath, a walk-in shower with a wall-mounted handheld and overhead shower fixture, wood-effect flooring, partially tiled walls, a radiator, coving to the ceiling, and a UPVC double-glazed sash windows to the front elevation.

Inner Landing

4'4" x 3'6" (1.33m x 1.07m)

The inner landing has wood-effect flooring and provides access to the family bathroom and the third bedroom.

Bedroom Three

l5'4" x l5'0" (4.69m x 4.58m)

The third bedroom has carpeted flooring, a feature log burner with a tiled hearth and wooden mantle, a radiator, coving to the ceiling, a ceiling rose, and three UPVC double-glazed sash windows to the front and side elevations.

Family Bathroom

l4'11" max x l0'4" (4.57m max x 3.16m)

The main bathroom has a low level flush W/C, a wall-mounted vanity-style washbasin, a panelled double-ended bath, a shower enclosure with a wall-mounted handheld and overhead shower fixture, a fitted storage wardrobe, wood-effect flooring with underfloor heating, partially tiled walls, a radiator, coving to the ceiling, and two UPVC double-glazed sash windows to the rear elevation.

SECOND FLOOR

Upper Landing

l3'8" max x 8'2" (4.19m max x 2.50m)

The upper landing has carpeted flooring, a radiator, a Velux window, exposed wooden beams, recessed spotlights, and provides access to the second floor accommodation.

Bedroom Four

l4'10" max x 9'2" (4.54m max x 2.81m)

The fourth bedroom has carpeted flooring, in-built storage, eaves storage, recessed spotlights, a UPVC double-glazed sash window to the side elevation, and a Velux window.

Bedroom Five

l6'0" x 7'4" (4.88m x 2.26m)

The fifth bedroom has carpeted flooring, a radiator, eaves storage, wooden beams, recessed spotlights, and two Velux windows.

Bathroom

l1'10" x 8'1" (3.62m x 2.47m)

The second floor bathroom has a low level flush W/C, a vanity-style washbasin, a freestanding double-ended bath, eaves storage, vinyl flooring, partially tiled walls, a heated towel rail, coving to the ceiling, and a Velux window.

OUTSIDE

Front

To the front of the property is a gated gravelled driveway providing off-street parking, a lawn, ample greenery, and boundaries made up of walls and fence panelling.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, gravelled areas, ample greenery, a garden room, a summer house, an outdoor store, and fence panelled boundaries.

Garden Room

l5'7" x 7'9" (4.75m x 2.38m)

The garden room has wood-effect flooring, electricity, a wall-mounted electric heater, recessed spotlights, a window, and sliding patio doors providing access.

Summer House

l1'5" x 7'4" (3.49m x 2.26m)

The summer house provides ample storage space.

Garage/Outdoor Store

l5'11" x 8'2" (4.86m x 2.49m)

The outdoor store provides ample storage space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Situated within a conservation area

Other Material Issues – No

DISCLAIMER

Agents Disclaimer - The vendor has converted the property from two flats into one house, in the result of this, the council tax is yet to be re-banded, this is due to be completed prior to the completion of the sale. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

The property tenure is currently in the process of being converted to 100% freehold and will be completed in conjunction with the sale.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide

Victoria Crescent, Sherwood, Nottinghamshire NG5 4DA

HoldenCopley
PREPARE TO BE MOVED



Total Approx. SQM = 303.66

Total Approx. SQFT = 3268.57

FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.