



Victoria Crescent  
Mapperley Park, Nottingham NG5 4DA

A SPACIOUS FIVE-BEDROOM, FOUR-BATHROOM INDIVIDUAL DETACHED FAMILY PROPERTY SITUATED OFF PRIVATE ROAD, MAPPERLEY PARK.

**Offers In Excess Of £650,000 Freehold**



**\*\* PRICED TO SELL \*\* A MUST VIEW DETACHED VERSATILE FAMILY HOME \*\***

Robert Ellis Estate Agents are pleased to offer to the market this rare opportunity to acquire a large, individual, modern detached family property situated off Private Road which is located within the Mapperley Park conservation area. The home is positioned in a prime location near the vibrant Sherwood high street, which boasts an array of shops, eateries, excellent amenities, and easy access to the city centre, city hospital, universities and excellent schools.

This impeccably presented five-bedroom detached residence offers an extraordinary living environment. With its adaptable layout, contemporary conveniences, and meticulous design, this home is ideal for multi-generational living or individuals seeking spacious and cosy living spaces.

The property features various modern enhancements, such as a recently renovated kitchen with a central island unit offering fantastic storage and ample dining space including a breakfast bar, a second kitchen with newly installed worktops and appliances - a stunning versatile space and perfect for entertaining, the master en-suite with a modern four piece suite and underfloor heating, a sleek newly installed Jack and Jill en-suite bathroom, a stunning full length window to the rear of the house with specialist temperature-controlled glass, a new electrical board, smart thermostats in each room for personalized climate control. The property also benefits from original hardwood flooring and newly installed high quality carpets.

The ground floor comprises an inviting entrance hall, a stylish spacious living room overlooking the rear garden, a secluded office space for work or study, and a comfortable family room. The modern kitchen with integrated appliances serves as a focal point, accompanied by a practical utility room and a guest WC.

Three bedrooms, including the primary bedroom with its private refitted en-suite bathroom, are located on the lower level. Bedrooms two and three share a Jack and Jill bathroom, with an additional three-piece bathroom suite for added convenience. A portion of this area is currently utilized as an annexe, showcasing the accommodation's versatility. The first floor features two further bedrooms, with the fourth bedroom enjoying the luxury of its own en-suite bathroom.

Outside, you'll discover ample parking space with a large 5 car driveway, convenient carport, and a double garage for all your parking and storage needs. The private enclosed south west facing garden is a delightful sunlit retreat, offering multiple seating areas, a well-kept lawn, a charming pergola for outdoor dining and multiple power points for your outdoor appliances.



### Entrance Hallway

20'11" x 7'8" overall approx (6.38m x 2.34m overall approx)

Glazed front entrance door to the front elevation. Double glazed window to the front elevation. Original hardwood flooring. Ceiling light points. Pen vaulted feature ceiling. Carpeted staircases up to First Floor Landing and down to Lower Level. Internal doors leading into Living Room, Kitchen, Study and WC

### Living Room

19'9" x 13'11" approx (6.02m x 4.24m approx)

Large Double glazed picture window to the rear elevation overlooking the landscaped garden. Original hardwood flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Feature fireplace incorporating stone surround and hearth with living flame gas fire. TV Point

### Kitchen

20'3" x 12'7" approx (6.17m x 3.84m approx)

The newly refitted kitchen comprises a range of matching wall and base units incorporating a quartz work surface over. Five ring induction hob with built-in extractor hood above. Integrated oven. Integrated microwave. Integrated dishwasher. Under the counter mounted double Belfast sink with dual heat tap above. Island unit incorporating breakfast bar/seating space. Integrated warming draw. Integrated dishwasher. Double glazed windows overlooking rear landscaped garden. New wood laminate flooring. Two wall mounted radiators. Wall light points. Ceiling light points. Ample space for dining table. Open through to Family Sitting Room. Internal door leading to Utility Room

### Family Sitting Area

16'10" x 10'1" approx (5.13m x 3.07m approx)

Stunning full length window leading to the rear of the house with specialist temperature-controlled heat-reflecting and retaining glass. Carpeted flooring. Wall light points. Ceiling light points. TV Point. Carpeted staircase leading to the Ground Floor Kitchen/Reception Room

### Utility Room

8'9" x 7'1" approx (2.69m x 2.16m approx)

The utility room features fitted base and wall units with worktops, a stainless steel sink with a drainer and mixer tap, space and plumbing for a washing machine and tumble dryer, a wall-mounted boiler serviced in September 2023. Double glazed window to the front elevation. New wood laminate flooring. Tiled splash backs. Wall light points. Ceiling light points. TV Point. External door leading out to Car Port

### Study

8'6" x 8'1" approx (2.59m x 2.46m approx)

Double glazed window to the front elevation. Original hardwood flooring. Wall mounted radiator. Ceiling light point

### WC

4'11" x 4'10" (1.50m x 1.47m)

Double glazed obscured window to the front elevation. Original hardwood flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Pedestal wash basin with a stainless steel dual heat tap. Low level dual flush WC

### Lower Level

### Kitchen

18'1" x 9'7" approx (5.51m x 2.92m approx)

Stunning full length window leading to the rear of the house with specialist temperature-controlled heat-reflecting and retaining glass. Newly refitted kitchen with a range of matching wall and base units incorporating a quartz work surface over. Four ring ceramic hob above and stainless steel glass extractor hood over. Integrated double oven. Ceramic sink with swan neck dual heat tap above. Integrated fridge freezer. New wood laminate flooring. Ceiling light point. Recessed spotlights to the ceiling. Ample storage space. Double glazed external door to the landscaped rear garden. Internal door leading to the Inner Hallway

### Inner Hallway

Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Storage cupboard. Internal doors leading into Kitchen, Bedroom 1, 2, 3 and Shower Room

### Bedroom 1

18'7" x 12'5" approx (5.66m x 3.78m approx)

Two Double glazed windows to the rear elevation overlooking the landscaped garden. Carpeted flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Internal door leading into En-Suite Bathroom

### En-Suite Bathroom

13'4" x 5'4" approx (4.06m x 1.63m approx)

A recently upgraded en-suite bathroom comprising of a modern four piece suite with a walk-in shower enclosure with mains fed shower above, double ended panelled bath, wall hung vanity wash hand basin with storage cupboards below and a dual flush WC. UPVC double glazed obscured window to the side elevation. Tiled flooring. Tiled splashbacks. Chrome heated towel rail. Recessed spotlights to the ceiling. Inset feature decorative lighting. Built-in storage cabinet

### Bedroom 2

17'3" x 14' approx (5.26m x 4.27m approx)

Three Double glazed windows to the rear elevation. Laminate flooring. Recessed spotlights to the ceiling. TV Point. Internal door leading into Jack and Jill En-Suite Shower Room

### Jack and Jill En-Suite Shower Room

8'6" x 5'1" approx (2.59m x 1.55m approx)

Double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Chrome heated towel rail. Recessed spotlights to the ceiling. Three piece suite comprising of a walk-in shower enclosure with mains fed shower, vanity wash hand basin with storage cupboards below and a low level flush WC

### Bedroom 3

14'2" x 10'6" approx (4.32m x 3.20m approx)

Double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Built-in wardrobe providing ample storage space with shelving. Internal door leading into Jack and Jill En-Suite Shower Room

### Shower Room

5'7" x 10'7" approx (1.70m x 3.23m approx)

Three piece suite comprising of a walk-in shower enclosure with mains fed shower, pedestal wash hand basin and a low level flush WC. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Wall light points. Shaver point

### First Floor

### First Floor Landing

9'2" x 8'4" approx (2.79m x 2.54m approx)

Currently being utilised as an additional office space. Velux style window to the rear elevation. Carpeted flooring. Ceiling light point. Internal doors leading into Bedroom 4 and 5

### Bedroom 4

14'7" max x 14'5" max approx (4.45m max x 4.39m max approx)

Velux style window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Internal door leading into En-Suite Bathroom

### En-Suite Bathroom

6'2" x 5'6" (1.88m x 1.68m)

Velux style window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to ceiling. Three piece suite comprising of a panelled bath with a hand-held shower fixture and a glass shower screen, pedestal wash basin featuring a stainless steel dual heat tap and a low level flush WC

### Bedroom 5

14'4" x 12'9" approx (4.37m x 3.89m approx)

Velux style window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Double Garage

18'0" x 15'7" (5.49m x 4.75m)

Electric up and over double garage door, side door and window, power points and lighting.

### Front of Property

To the front of the property, there's a spacious block paved driveway providing off the road parking for 5 cars, a carport and a double garage. On the right-hand side, there are stepped bedding areas with sleepers and shrubs, enclosed by a hedge boundary and double gates. Access to the rear garden is available through a gate on the side elevation.

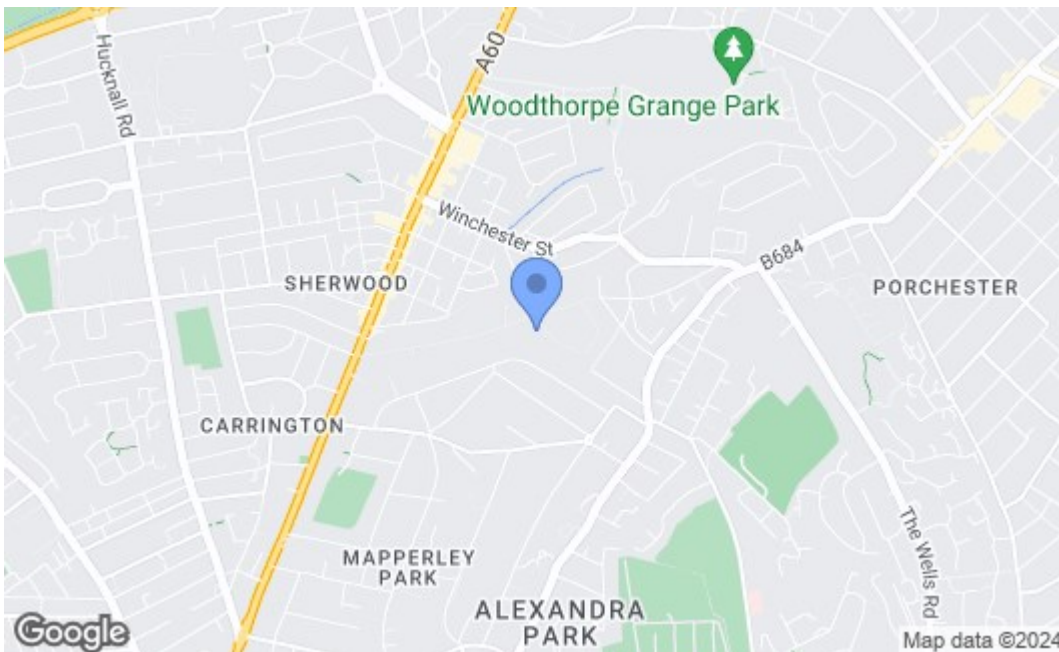
### Rear of Property

To the rear of the property there is a large mature garden which features multiple power points, mature plants and shrubs, courtesy lighting, new waste pump and panelled fencing for privacy. It primarily consists of a lawn with a patio area adjacent to the property. A covered deck area under a pergola provides shaded seating. The garden is well-equipped with various shrubs and trees, and at the bottom, there's space for multiple uses such as a vegetable plot, play area, hot tub, or BBQ area

### Council Tax

Nottingham Council Band G





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.