

# Victoria Cresent

Nottingham  
NG5 4DA

**Offers Over £650,000**



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- Beautifully Presented Detached Home
- Spanning Three Floors
- Popular Location
- Versatile Accommodation
- Stylish Interiors
- Five Bedrooms
- Study
- Entrance Hall
- Four Modern Bath/Shower Rooms
- Superb Family Kitchen with an Island Unit
- Spacious Lounge
- Wealth of Features
- Gated Driveway/Established South Westerly Garden
- Double Garage
- Internal Area Approx. 2900 Sqft Inc Garage
- EPC Rating C

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 fhp.living  
fhpliving.co.uk

## Victoria Cresent, Nottingham, NG5 4DA

### Key Features

FHP Living feels privileged to offer for sale this fabulous, beautifully presented detached residence offering the sort of comfort and convenience that one would associate with a property of this calibre.

This versatile property has been creatively arranged over three floors, offering a plethora of features designed to appeal to the discerning purchaser. The stylish interiors exude both comfort and flexibility creating an inviting atmosphere throughout.

Upon arrival, a gated driveway leads to the property, setting the tone for the elegance within. Step inside to discover an elegant modern entrance hall, setting the stage for the rest of the home.

The fabulous family kitchen is a focal point, boasting a range of stylish units, an island unit, quartz work surfaces, and modern appliances, complete with a cozy seating area. There is also an adjoining large utility room.

An additional staircase leads to a lower level kitchen/living area, perfect for accommodating a dependent relative, accompanied by three bedrooms and three modern bath/shower rooms, ensuring both privacy and functionality.

Ascending to the upper level, you'll find a lounge and study, providing ample space for relaxation and productivity, as well as two further bedrooms accessed via an additional stairway, offering versatility and flexibility to suit various lifestyle needs.

Completing the property's appeal is a double garage and driveway providing off-road parking, ensuring convenience for residents and guests alike. Outside, the rear south westerly garden is predominantly lawned and established, featuring a pergola and patio providing an ideal setting for outdoor leisure and entertaining.

With its thoughtfully designed layout and abundance of amenities, this delightful residence offers a truly exceptional living experience, and viewing is highly recommended to fully appreciate all that this property has to offer.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.



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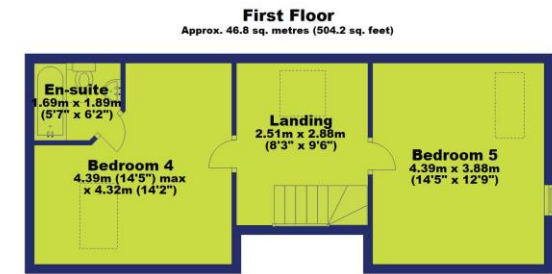
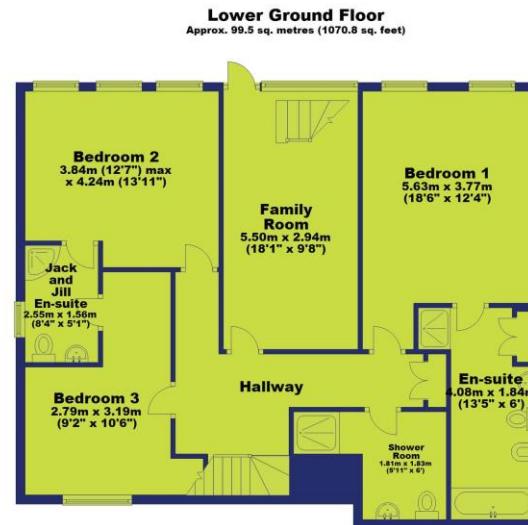


Video



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Total area: approx. 270.7 sq. metres (2913.8 sq. feet)

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4 Victoria Crescent , Nottingham, NG5 4DA



## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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