

DISTINCTIVE  
HOMES  
by



4 Victoria Crescent  
Nottingham, NG5 4DN

# 4 Victoria Crescent

Nottingham, NG5 4DN

Offers Over - £650,000

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.





- 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
- Established South Westerly Facing Garden
- Double Garage
- Gated Driveway
- Internal Area Approx. 2900 Sqft Inc Garage
- EPC Rating C
- Viewing Highly Recommended





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.

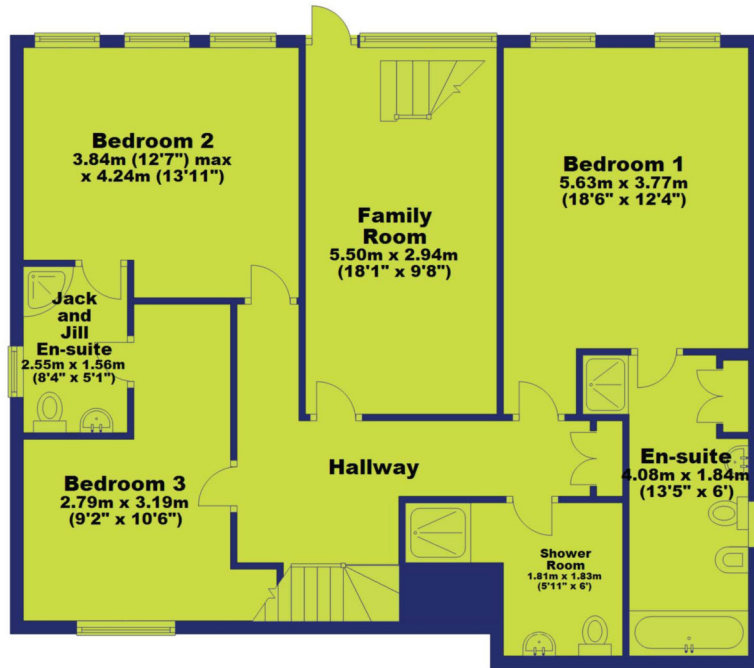


Ascending to the upper level, you'll find a lounge and study, providing ample space for relaxation and productivity, as well as two further bedrooms accessed via an additional stairway, offering versatility and flexibility to suit various lifestyle needs.

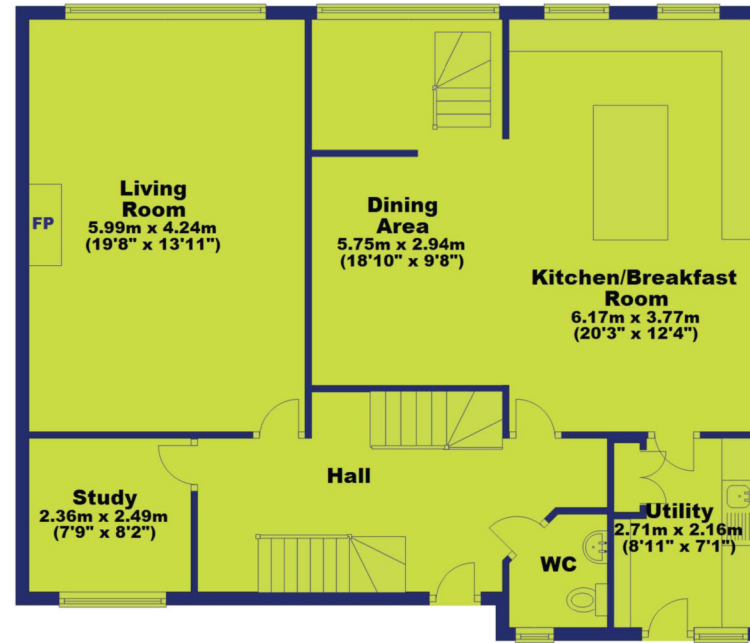
Completing the property's appeal is a double garage and driveway providing off-road parking, ensuring convenience for residents and guests alike. Outside, the rear south westerly facing garden is predominantly lawned and established, featuring a pergola and patio providing an ideal setting for outdoor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



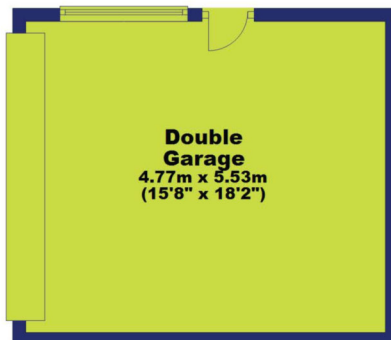
**Lower Ground Floor**  
 Approx. 99.5 sq. metres (1070.8 sq. feet)



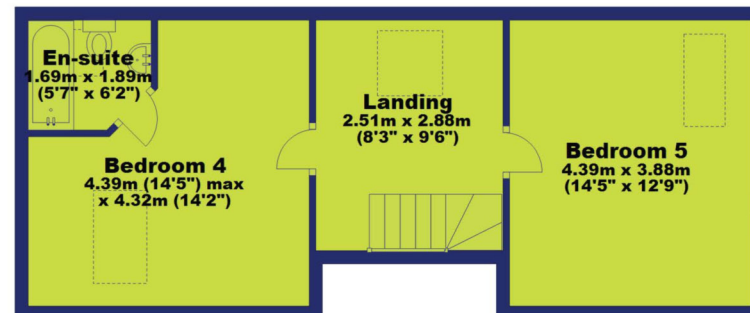
**Ground Floor**  
 Approx. 98.0 sq. metres (1054.9 sq. feet)



**Garage**  
 Approx. 26.4 sq. metres (283.9 sq. feet)



**First Floor**  
 Approx. 46.8 sq. metres (504.2 sq. feet)



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



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## Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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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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## Interested in this home?

Call the FHP Living Distinctive Homes Team



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