

# 6A Victoria Crescent

Mapperley Park  
Nottingham  
NG5 4DA

**Offers In Excess Of £599,950**



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Location



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Video



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0115 841 1155



- Three-bedroom detached home
- Family bathroom, en-suite and downstairs WC
- Open plan lounge/ diner
- Modern fitted kitchen with appliances
- Delightful sun room
- Large garage and off road parking
- Balcony and established garden
- Viewing essential!
- Council Tax Band - F
- Tenure - Freehold



6A Victoria Crescent, Mapperley Park, Nottingham, NG5 4DA

## Key Features

Nestled in a backwater off the prestigious Private Road, this delightful detached residence offers the perfect balance of peaceful surroundings and convenient access to both Sherwood's shopping district and the city centre's many amenities.

Boasting over 1,700 sq. ft. of space including a generous 19'6" x 13'4" garage, this well-appointed home is designed to meet the needs of the discerning buyer.

Upon entering, a welcoming hallway leads to a cloakroom/WC and a spacious lounge-dining room, where a large picture window fills the space with natural light. A staircase ascends to the first-floor landing, enhancing the sense of openness.

The open plan dining area flows seamlessly into a charming sunroom, offering picturesque views of the established rear garden. A separate study also enjoys garden views, providing a peaceful workspace. The separate modern fitted kitchen is well-equipped and offers integrated appliances.

Upstairs, the property features three well-proportioned bedrooms, all with fitted wardrobes. The master suite benefits from an en-suite shower room and access to a private balcony, perfect for enjoying morning coffee.

There is also a stylish family bathroom which includes both a bath and a separate shower.

The property is set within an established rear garden, predominantly laid to lawn, providing a serene retreat. A private driveway offers off-road parking, complemented by the large garage for additional storage or vehicle space.

This exceptional home combines modern comforts with a sought-after location, making it an ideal opportunity for buyers seeking both tranquillity and convenience.



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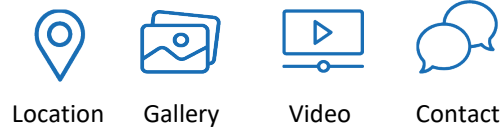


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Total area: approx. 159.0 sq. metres (1711.2 sq. feet)

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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

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West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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