

DISTINCTIVE  
HOMES  
by



# Victoria Crescent

Nottingham, NG5 4DA

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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.





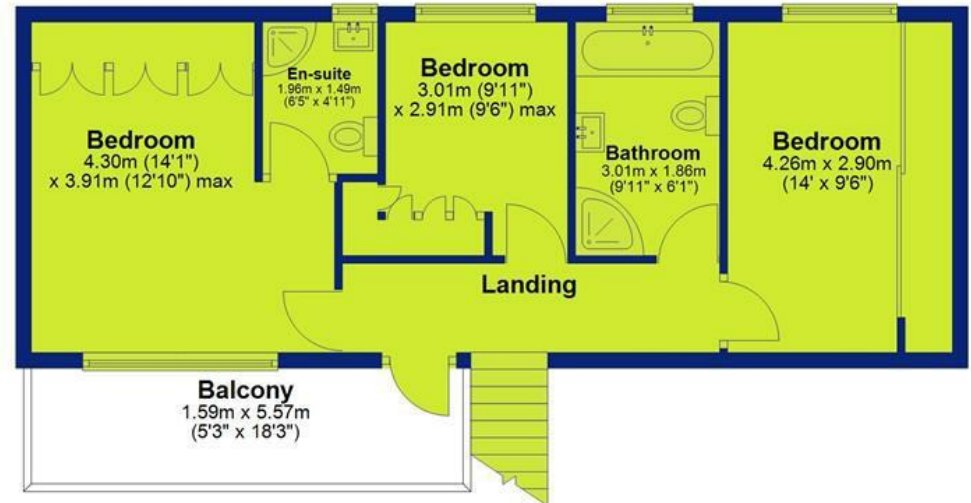
### Ground Floor

Approx. 108.4 sq. metres (1166.6 sq. feet)



### First Floor

Approx. 50.6 sq. metres (544.6 sq. feet)



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

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## Distinctive Homes by FHP Living

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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## Interested in this home?

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