



8 Victoria Crescent, Nottingham – NG5 4DA

Guide Price **£1,300,000**

David James
the estate agent



8 Victoria Crescent

Nottingham, Nottingham

GUIDE PRICE £1,300,000–£1,400,000 Stunning 5 bed detached period home in the highly sought after Mapperley Park – offering timeless charm tastefully blended with modern enhancements! A must-view!

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Elegant detached period home in sought after Mapperley Park
- Positioned on a prestigious private road behind electric double gates
- Stunning entrance hallway with parquet flooring, high ceilings and original ornate balustrade staircase
- 3 versatile reception rooms
- Large contemporary family dining kitchen with feature island, skylights and integrated premium appliances
- Bespoke fully-glazed garden room/conservatory opening directly onto expansive York stone terraces and leafy gardens
- 5 double bedrooms (including a main suite with dressing room and elegant en-suite shower room)
- Main first floor 4-piece family bathroom plus a further top floor en-suite
- Basement level offering practical utility/laundry space/storage
- Substantial private plot incorporating a wonderful sunken garden with established planting offering delightful seasonal colour
- Sweeping multi-vehicle driveway and access to two large double garages







Floor -1



Floor 0

Approximate total area⁽¹⁾

412.1 m²
4433 ft²

Reduced headroom

6.6 m²
71 ft²



E
S
N
W



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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