



## 8 Victoria Crescent, Nottingham - NG5 4DA

Guide Price £1,300,000 - £1,400,000





## 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



Floor 2

Approximate total area<sup>(1)</sup>

412.1 m<sup>2</sup>

4433 ft<sup>2</sup>

Reduced headroom

6.6 m<sup>2</sup>

71 ft<sup>2</sup>

(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.

GIRAFFE360





## David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.