



## SPACIOUS FAMILY HOME WITHIN MAPPERLEY PARK CONSERVATION AREA

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15 VICTORIA CRESCENT  
PRIVATE ROAD, NOTTINGHAM

savills



# SPACIOUS DETACHED FAMILY HOME IN A PRIVILEGED RESIDENTIAL AREA FORMING PART OF THE MAPPERLEY PARK CONSERVATION AREA

15 VICTORIA CRESCENT  
PRIVATE ROAD, NOTTINGHAM

## Location

Victoria Crescent lies off Private Road within the curtilage of the Mapperley Park Conservation Area, one of Nottingham's most highly regarded residential locations within the easy reach of the city centre and also noted local independent schools.

The property forms part of the Private Road and Victoria Crescent Residents Association and has a remote barrier controlled access available to residents only.

## Description

A carefully planned extended family home offering flexible accommodation which has been considerably improved by the present owners and briefly comprises entrance vestibule, hall with cloaks and W.C, well fitted breakfast kitchen with range of appliances, breakfast room, living room, ground floor bedroom/family room, lobby, well-presented shower room and W.C.

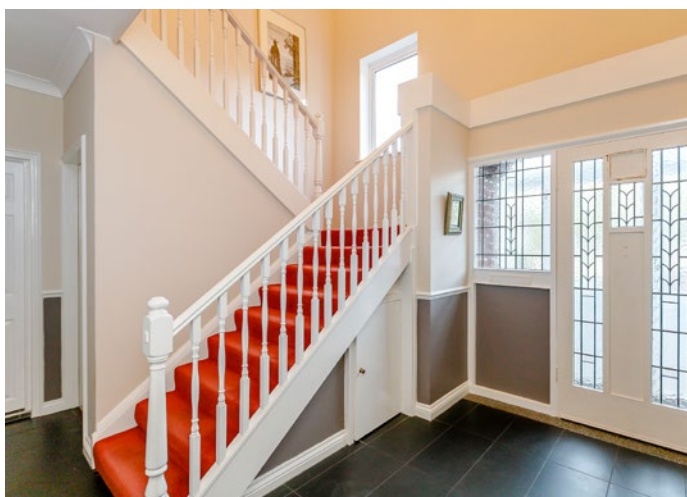
Further study area/reception linking through to side garage currently fitted out as a useful utility/storage room.

A carefully conceived living/garden room is set to the rear of the house with a wonderful high vaulted partly glazed roof with bi-fold doors looking out onto and with access to a terrace area and the rear gardens.

This room is split level and can be partitioned off to provide additional bedroom accommodation if required with its own well-presented separate shower room and W.C.

A staircase leads down to the garden level where there is a sitting area, and a dual-level room currently used as a gymnasium with its own separate shower room and W.C.

Bi-fold doors lead through to the indoor heated swimming pool with solar roof panels and sliding doors leading out onto the terrace and rear gardens.





The first floor is approached by a dog-leg staircase to a generous landing giving access to a spacious master bedroom with extensive range of fitted wardrobes and Juliet balcony overlooking the rear garden. En-suite shower room and W.C.

There are three further bedrooms on the first floor, one with an additional en-suite shower room and WC plus a main family bathroom.

The staircase rises to the upper floor which has been created to provide a further bedroom and study accommodation with walk-in storage.

#### **Outside**

The property enjoys a fine position on Victoria Crescent off Private Road within the Mapperley Park Conservation Area and has a wide paved in and out driveway providing ample off-road parking.

There is a gated side entrance providing further vehicle storage/parking which leads through to the rear gardens where there is a wide paved terrace and a well-presented and very private rear garden with a further terrace area, lawned gardens and ornamental pond.

#### **General**

##### **Tenure**

Freehold with full vacant possession.

##### **Services**

Mains water, electricity, gas and drainage are all connected to the property.

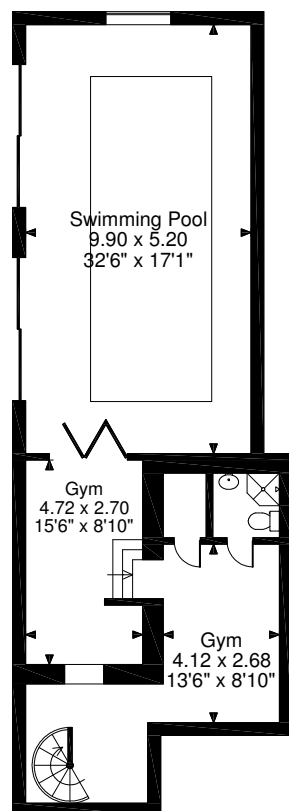
##### **Viewing**

Strictly by appointment with Savills.

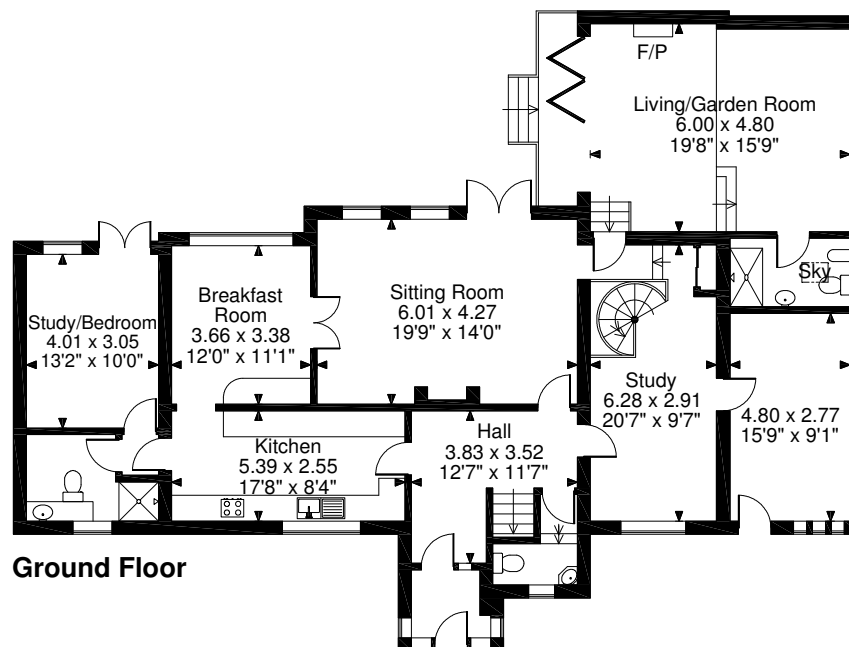


## FLOORPLANS

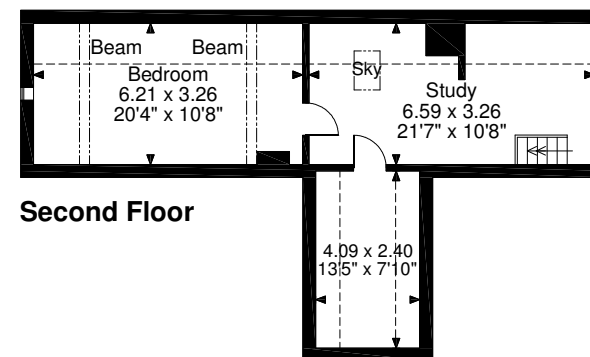
Total gross internal area = 4,030 sq ft / 374 sq m



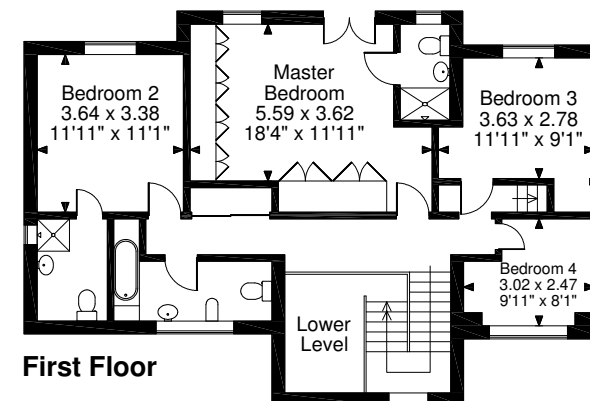
Lower Ground Floor



Ground Floor



Second Floor



First Floor

### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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