









welcome to

Boxley Drive, West Bridgford Nottingham

William h brown presents this fantastic four bedroom family home, within catchment area of the ever popular West Bridgford school, as well as being in close proximity of both bus and tram stops, local restaurants, pubs and shops.





Ground floor accommodation consists of a spacious living room with bay window to front aspect. The kitchen is of excellent size, with integrated appliances consisting of oven, gas ring hob and extractor fan. The dining room is a good size and also provides access to the rear garden. The ground floor also benefits from a downstairs WC and an under stairs storage cupboard.

To the first floor there are four bedrooms, with the main bedroom offering ensuite facilities. The remaining bedrooms share a three piece suite bathroom consisting of bath with shower overhead, WC and wash basin.

Facing the property there is a driveway providing parking for up to four vehicles and there is also an integral single garage that can be accessed from the interior. The rear garden is an impressive and immaculately well kept consisting of a stepped up lawn with matured shrubbery and flower beds, also boasting of numerous seating areas.

Lounge

24' 5" x 11' 9" (7.44m x 3.58m)

Dining Room

13' 5" x 8' 11" (4.09m x 2.72m)

Kitchen

20' 2" x 8' 3" (6.15m x 2.51m)

Bedroom One

15' 3" x 7' 8" (4.65m x 2.34m)

Bedroom Two

10' x 12' 3" (3.05m x 3.73m)

Bedroom Three

11' 10" x 11' 9" (3.61m x 3.58m)

Bedroom Four

7' 5" x 6' 7" (2.26m x 2.01m)











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- FOUR BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- LANDSCAPED REAR GARDEN
- INTEGRAL GARAGE
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: D

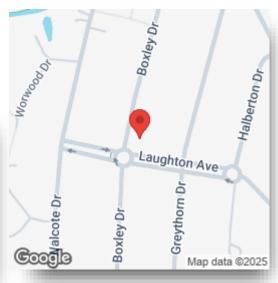
offers in excess of

£485,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBF103561



Property Ref: WBF103561 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.