

HoldenCopley

PREPARE TO BE MOVED

Boxley Drive, West Bridgford, Nottinghamshire NG2 7GQ

Offers Over £375,000

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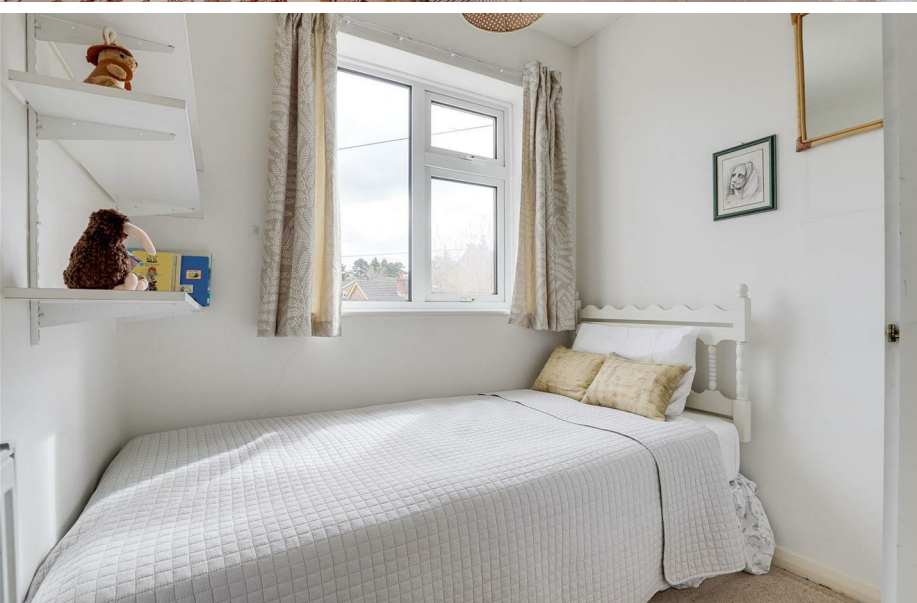


NO UPWARD CHAIN...

Situated in the highly sought-after location of West Bridgford, this detached house presents a rare opportunity for discerning buyers seeking the epitome of comfortable living. This property effortlessly blends convenience with local charm, being conveniently located near local amenities and within the catchment areas of highly regarded schools such as Heymann and West Bridgford. Additionally, it offers excellent commuting links. Impeccably maintained and presented, and offered to the market with no upward chain, it promises a hassle-free transition for any family buyer eager to settle in without delay. The ground floor has level access and greets you with a welcoming porch and entrance hall, leading to a spacious living room, a versatile bedroom / study with access into a convenient shower suite, a delightful conservatory, and a fitted breakfast kitchen, catering to both practicality and relaxation. Ascending to the first floor, three bedrooms await, accompanied by a modern shower suite, ensuring ample space and comfort for all residents. Outside, the frontage boasts a driveway, providing convenient off-road parking, while the rear of the property unveils a private, south-facing garden—a tranquil oasis meticulously maintained and adorned with a lush lawn, vibrant decorative plants and shrubs, and a practical shed, offering an idyllic retreat for outdoor enjoyment and relaxation.

MUST BE VIEWED





- Detached House
- Flexible Three / Four Bedrooms
- Spacious Reception Room
- Fitted Breakfast Kitchen
- Conservatory
- Two Shower Suites
- South-Facing Garden
- Off-Road Parking
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

6'6" x 6'5" (1.99m x 1.96m)

The porch has wood-effect flooring, full height UPVC double-glazed windows to the front and side elevation, a polycarbonate roof, and a single UPVC door providing access into the accommodation.

Entrance Hall

6'6" x 16'10" (2.00m x 5.14m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, UPVC double-glazed panelled windows to the front elevation, and a single composite door via the porch.

Study / Bedroom Four

7'9" x 10'9" (2.38m x 3.28m)

This room has a UPVC double-glazed window to the front elevation, wood-effect flooring, recessed spotlights, a radiator, and a sliding door into the shower room.

Shower Room

6'0" x 7'0" (1.83m x 2.14m)

This space has a low level dual flush W/C, a wall-mounted wash basin, a wet-room style shower with a wall-mounted electric shower fixture, vinyl flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Living & Dining Room

11'3" x 27'5" (3.45m x 8.37m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, a TV point, a feature fireplace with a coal-effect fire and decorative surround, space for a dining table, full height UPVC double-glazed windows to the rear elevation, and double French doors opening out onto the decking area.

Breakfast Kitchen

9'4" x 16'0" (2.86m x 4.88m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, space for a cooker with an extractor fan, a fitted breakfast table, space and plumbing for a washing machine, space for various under-counter appliances, Amtico flooring, tiled splashback, a radiator, access into a large in-built pantry cupboard, UPVC double-glazed windows to the rear elevation, and a single UPVC door leading into the conservatory.

Conservatory

6'10" x 7'7" (2.09m x 2.32m)

The conservatory has wood-effect flooring, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

10'9" x 6'7" (3.30m x 2.03m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, in-built cupboards, access to the loft, and provides access to the first floor accommodation.

Bedroom One

13'1" x 11'4" (4.00m x 3.47m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Two

9'3" x 11'5" (2.83m x 3.50m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a fitted triple wardrobe.

Bedroom Three

6'8" x 7'2" (2.04m x 2.20m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bathroom

5'5" x 8'4" (1.67m x 2.56m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, fully tiled walls, tiled flooring, and dual-aspect UPVC double-glazed obscure windows.

OUTSIDE

Front

To the front of the property is a tarmac driveway, various decorative plants, courtesy lighting, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed south-facing garden with a decked seating area, an outdoor tap, a lawn, established trees, plants and shrubs, a timber-built shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast 1000 Mbps (highest available download speed)1000 Mbps (Highest available upload speed)

Phone Signal – All Voice & 4G / Some & 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Accessible for wheelchairs, featuring disabled access and equipped with grab rails.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

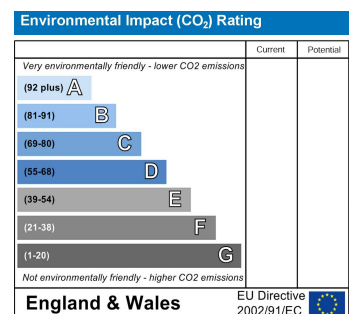
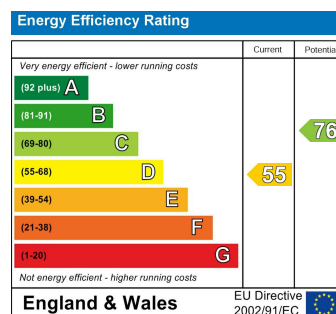
Property Tenure is Freehold

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