

HoldenCopley

PREPARE TO BE MOVED

Boxley Drive, West Bridgford, Nottinghamshire NG2 7GN

Guide Price £400,000 - £450,000

Boxley Drive, West Bridgford, Nottinghamshire NG2 7GN

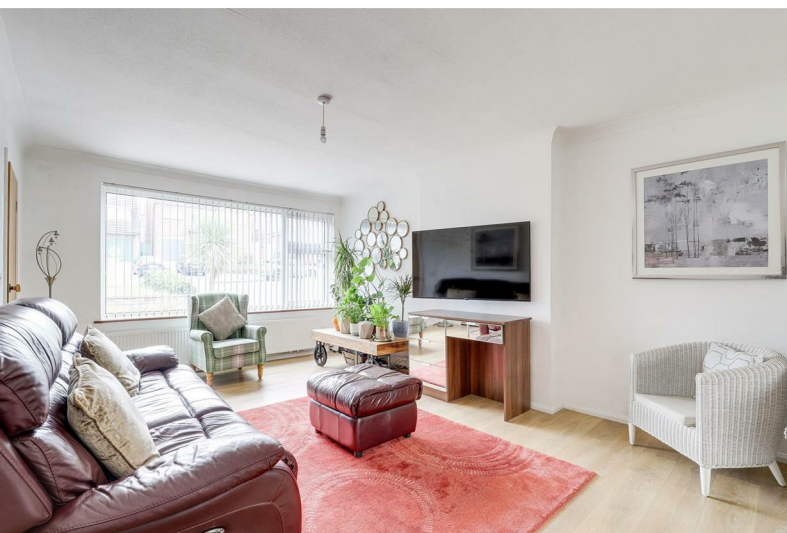


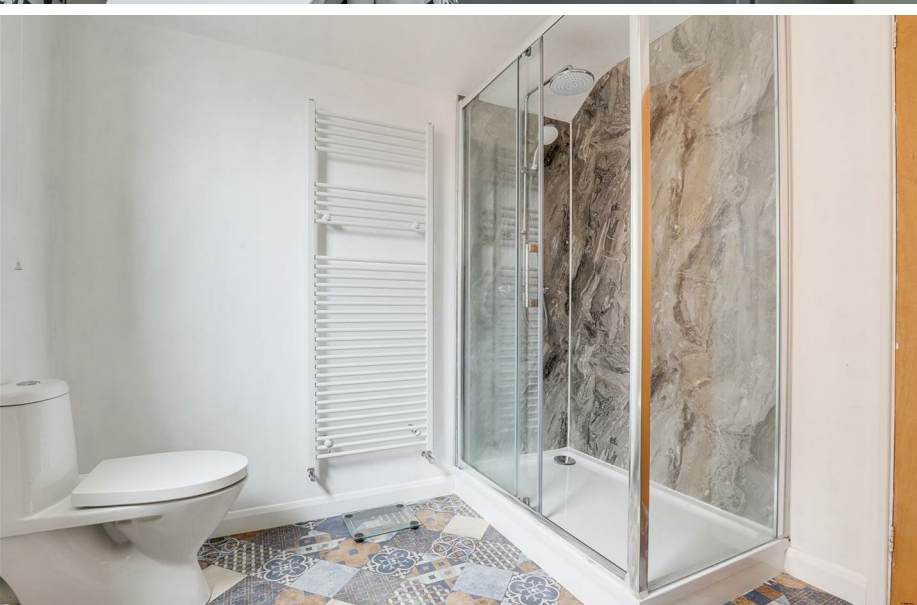
GUIDE PRICE: £400,000 - £425,000

WELL-PRESENTED THROUGHOUT...

This beautifully presented three-bedroom detached property offers deceptively spacious accommodation set across two floors, nestled in the highly sought-after area of West Bridgford. Ideally located close to local amenities and excellent transport links, this home is perfect for modern family living. The ground floor welcomes you with a bright entrance hall leading to a generously sized living room, a large utility room, a convenient WC, and a versatile bedroom that can also be used as a sitting room. The heart of the home is the stylish, newly fitted kitchen, boasting a range of integrated appliances and seamlessly flowing into a spacious open-plan dining area—ideal for entertaining. Upstairs, two well-proportioned bedrooms are complemented by a contemporary newly fitted shower room suite and in-built storage. The property has been upgraded with a new front door, a new boiler, and benefits from 16 solar panels, offering improved energy efficiency. Externally, a driveway provides ample off-road parking and access to the integral garage featuring an electric car-charging point. To the rear, a private south-facing garden offers a tranquil retreat with a low-maintenance design, a patio area, a brick-built BBQ, and a selection of decorative plants and palm trees, creating a perfect outdoor space for relaxation and social gatherings.

MUST BE VIEWED





- Detached Bungalow
- Three Double Bedrooms
- Spacious Living Room
- Open Plan Modern Kitchen & Dining Area
- Utility & Ground Floor WC
- Modern Shower Room
- Low Maintenance South-Facing Garden
- Driveway & Integral Garage
- Owned Solar Panels
- Sought-After Location





GROUND FLOOR

Entrance Hall

The entrance hall has patterned tile-effect flooring and a single UPVC door providing access into the accommodation.

Cloak Cupboard

The cloak cupboard has patterned tile-effect flooring, wall-mounted coat hooks, a radiator, and a UPVC double-glazed window to the side elevation.

Living Room

12'1" x 17'11" (3.69m x 5.47m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, two radiators, a TV point, and coving to the ceiling.

Utility Room

13'6" x 7'5" (4.13m x 2.28m)

The utility room has fitted base units with a worktop, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for under-counter appliances, a wall-mounted combi boiler, patterned tile-effect flooring, a radiator, a UPVC double-glazed window to the side elevation, and a single UPVC door providing side access.

WC

4'1" x 2'9" (1.26m x 0.86m)

This space has a low level dual flush WC, a wash basin with fitted storage, decorative tiled splashback, herringbone-style flooring, and a UPVC double-glazed obscure window to the side elevation.

Inner Hall

7'6" x 4'0" (2.29m x 1.24m)

The inner hall has herringbone-style flooring and a radiator.

Bedroom Three / Sitting Room

12'4" x 12'7" (3.76m x 3.84m)

This versatile room has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Kitchen Diner

18'0" x 16'8" max (5.49m x 5.10m max)

The kitchen has a range of fitted shaker-style base and wall units with a wrap-around worktop, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven, an integrated Zanussi microwave, an electric hob with an extractor fan and splashback, an integrated fridge freezer, herringbone-style flooring, two radiators, an open plan dining area, a wooden staircase to the first floor, UPVC double-glazed windows to the side and rear elevation, and a sliding patio door to access the rear garden.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, an in-built cupboard, and provides access to the first floor accommodation. Additionally, there is access to the loft with lighting.

Bedroom One

14'5" x 9'11" (4.40m x 3.04m)

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

Bedroom Two

6'6" x 10'2" (1.99m x 3.12m)

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

Shower Room

8'11" x 7'9" (2.73m x 2.37m)

The shower room has a low level dual flush WC, a wall-hung wash basin with fitted storage underneath, a shower enclosure with a twin-rainfall shower, waterproof splashback, a heated towel rail, an extractor fan, a singular recessed spotlight, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the integral garage.

Garage

The integral garage benefits from an electric car-charging point and has an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed garden with paved patio areas, a brick-built BBQ, external lighting, an outdoor tap, steps leading down to a gravelled area, a range of decorative plants and shrubs, palm trees, a summer house, external power sockets, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

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+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

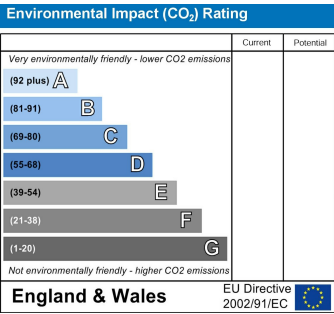
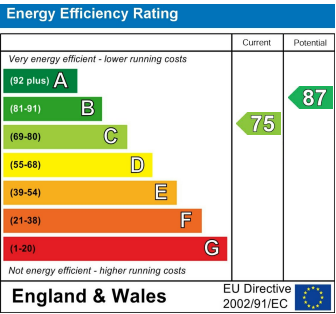
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Boxley Drive, West Bridgford, Nottinghamshire NG2 7GN

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.