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HOMES
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Boxley Drive
West Bridgford, NG2 7GQ

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Presenting a skilfully and stylishly extended six-bedroom family home nestled in the highly sought-after school catchment territories of West Bridgford. This abode, boasting a southerly rear aspect and captivating views over the city, showcases a remarkable living kitchen with bifold doors, seamlessly connecting to the rear garden.

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Enter through an inviting open canopy porch, where impressive double leaded glazed doors unveil the open-plan hallway. A composite resin marble-effect floor, complete with underfloor heating, graces the ground floor with an oak and glass staircase to the first floor and contemporary doors reveal a boot cloakroom and a sleek two-piece WC with a concealed wall system and washbasin. The lounge, a tranquil space overlooking the front plot through double-glazed windows, offers respite from the vibrant heart of the home-the stunning living kitchen.

This features part-vaulted ceilings with remote-closing deluxe windows and bifold doors leading to the rear. The resin flooring seamlessly continues, complemented by a central island with built-in sink unit and a Quooker tap, offering hot, cold, and sparkling water. There are further fully integrated appliances including a Liebherr fridge and Liebherr freezer, Bosch Hob, Neff dishwasher and 2 slide and hide Neff ovens. The layout unfolds to a discreet utility room, mirroring the worktops and base units, with plumbing for a washing machine and dryer.





The first floor boasts a generous landing with a glass and oak balustrade extending to the second floor. Windows to the front elevation illuminate four generously proportioned bedrooms, two of which boast high-standard en-suites featuring multi-shower pods with speakers and Bluetooth. The family bathroom, adorned with an attractive four-piece suite showcases a freestanding bath, a Wall hung WC with concealed system, a vanity unit basin and a freestanding shower unit with speakers, radio, Bluetooth and multi-jet showers, caters to the remaining two bedrooms.

The second floor unveils the main bedroom suite, adorned with a Juliet balcony offering breathtaking views over the city. This suite, complete with built-in wardrobes, air-conditioning units, and a high-spec three-piece en-suite with a freestanding shower unit with speakers, radio, Bluetooth, multi-jet showers and a steam feature, is complemented by a second bedroom currently serving as a dressing area, with dual-aspect views.



Outside, the property has a large granite-chipped driveway, accommodating multiple cars. Gated access leads to the rear, where a spacious deck seating area overlooks the garden-an expanse of lawn, raised bedding for a variety of shrubs, and contemporary fencing on all three sides. Enjoy the south-westerly orientation, bathing the property in sunlight from dawn to dusk.





Total area: approx. 228.9 sq. metres (2463.3 sq. feet)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
59-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

Call the FHP Living Distinctive Homes Team

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU



Steven Gray
Mobile: 07917 576 253
steven@fhpliving.co.uk



Jules Hunt
Mobile: 07917 460 033
jules@fhpliving.co.uk

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB