

93 Boxley Drive

West Bridgford
Nottingham
NG2 7GN

Guide Price £525,000



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- Four-bedroom detached home
- Three reception rooms
- Shower room and downstairs WC
- Off road parking and garage/ storage
- South-west facing garden with garden room
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential
- Council Tax Band - D
- Tenure - Freehold

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93 Boxley Drive, West Bridgford, Nottingham, NG2 7GN

Key Features

Introducing a charming four-bedroom detached family home within the highly sought-after Nottingham suburb of West Bridgford. Boasting an extended ground floor, this property offers the potential for effortless conversion into a five-bedroom home with minor adjustments. Positioned on a desirable South Westerly facing plot, it presents accommodation ready for immediate occupancy. We advise scheduling an early viewing to secure your interest.

Upon entering through the PVC front doors, you are welcomed into an entrance porch leading to a reception hall featuring laminate flooring and stairs leading to the first floor.

The lounge commands an impressive view of the South Westerly facing garden, accessed via French doors. There is also a contemporary stone fireplace with a living flame, creating a cosy atmosphere.

A door from the lounge, leads to an extended dining room, offering a dual aspect for ample natural light. This area also provides access to the snug. Continuing through the property, you'll find a convenient downstairs WC.

The kitchen boasts a contemporary range of high gloss fronted wall and base units with integrated appliances, including space for an American style fridge freezer and plumbing for washer and dryer, all illuminated by a double glazed window.

Ascending to the first floor via a landing with full height and no step access to a balcony door, you'll discover four bedrooms. The master bedroom features built-in wardrobes, while bedroom three enjoys dual aspect views and the potential for subdivision to create two smaller bedrooms. Completing this level is a modern three-piece shower room with tiled walls in the shower enclosure.

Externally, the property offers a substantial block-paved driveway providing parking for multiple vehicles and access to the garage storage. The South Westerly facing rear garden, designed for enjoyment from mid to end of day sun, features a landscaped terrace with walls and steps leading down to the lower patio and rest of the garden. The garden is bordered by a variety of trees, shrubs, and hedges, including a mature oak tree. To the rear of the garden, there is a fully insulated garden room, with power and hard standing, where there is as shed.



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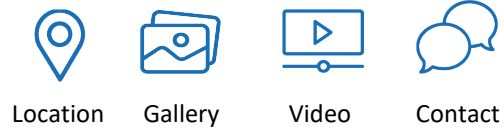


Outbuilding
Approx. 6.0 sq. metres (64.6 sq. feet)



Total area: approx. 142.4 sq. metres (1533.0 sq. feet)

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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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