

# 124 Trent Boulevard

West Bridgford  
Nottingham  
NG2 5BL

**Guide Price £625,000 - £650,000**



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0115 841 1155



- Four-bedroom semi-detached home
- Accommodation over three floors
- Extended open plan kitchen/ living/ dining area
- Modern throughout
- Off-street parking
- Sought-after West Bridgford location
- Highly-regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold





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## Key Features

This truly impressive, double bay-fronted semi-detached property, located in the highly sought-after Lady Bay area of West Bridgford, offers an exceptional blend of contemporary design and period charm. With off-street parking for two cars and an desirable location near the heart of the community, this home showcases attention to detail. Highlights include a side extension off the kitchen, complete with bi-folding doors that open onto a south-facing rear garden. Internal viewing is essential to fully appreciate the beauty and quality of this family home.

The property is entered through a Gothic-arched front porch featuring original wall tiles and classic checkerboard flooring. A composite door opens into the reception hallway, which boasts a black-and-white Karndean feature floor, a period-style column radiator, and an open-plan entry to the family room. The staircase rises to the first floor from here, creating an inviting flow through the home.

The front room living space includes a stylish striped wooden floor, a feature double-glazed bay window with sash-style frames, a built-in cabinet, and a characterful fireplace with a cast-iron inset and gas living flame, set upon a granite hearth.

The family room, with its wood-effect Karndean flooring, has built-in cupboards and shelving on either side of the chimney breast, which includes a recessed, tiled hearth. An internal window and a Crittall-style steel door open through to the extended kitchen-living area, providing both functionality and style.

The impressive, extended kitchen is finished to a high specification and offers ample space for cooking and entertaining. It features sleek wall and base units, a central island with a one-and-a-half sink, a breakfast bar, space for an American style fridge freezer, a double oven, and a ceramic induction hob with extractor fan. Vaulted ceilings with Velux windows and a striking glass wall with bi-fold doors (and feature top light) open onto the rear garden, seamlessly blending indoor and outdoor spaces.

The utility room offers base and wall units, a boiler cupboard, sink unit, plumbing for a washer and dryer, and a tiled splashback, with flooring that continues from the kitchen and a side access door. A contemporary ground-floor WC with a low-profile toilet, wash basin, and Velux window completes this level.

To the first floor, the split-level landing leads to a well-appointed bathroom and two bedrooms. The bathroom features a spacious double walk-in shower with chrome fixtures, a clawfoot bath with central mixer, a vanity unit with a marble top, and storage. A rear-facing window provides ample natural light. The master bedroom, is a spacious room boasting an impressive bay window to the front and built-in furniture, creating a bright and airy space. The second bedroom, currently used as a home office, includes built-in wardrobes, storage, and a window facing the rear garden.

To the second floor, the half-landing includes built-in storage and a Velux window, leading to two further well-proportioned bedrooms with side elevation windows, front-facing Velux windows, and eaves storage, perfect for family or guests.

The front of the property features a block-paved driveway providing parking for two cars, with gated access leading to a pathway to the rear garden. The south-facing rear garden has been landscaped to include a decked area extending from the kitchen, overlooking a well-maintained lawn-an ideal outdoor retreat.





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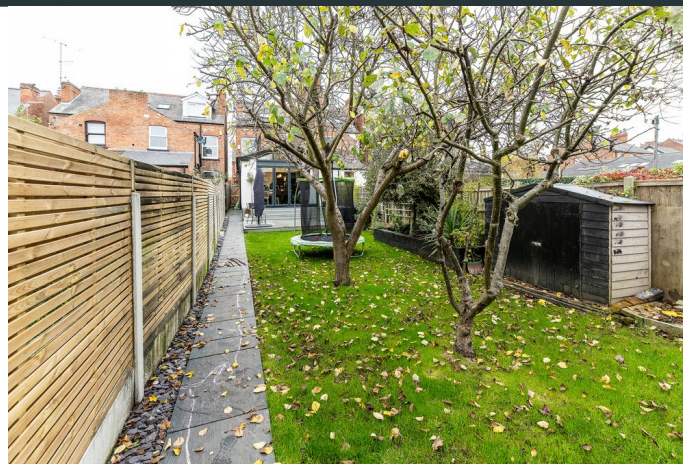


Video



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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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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