

# 40 Trent Boulevard

West Bridgford  
Nottingham  
NG2 5BA

**Guide Price £600,000**



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0115 841 1155



- A five-bedroom semi-detached period home
- Family bathroom and shower room
- Accommodation across three floors
- Benefitting from off street parking
- South-facing rear garden
- Sought-after Lady Bay location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold





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40 Trent Boulevard, West Bridgford, Nottingham, NG2 5BA

## Key Features

This stunning double-bay fronted period property is located in the desirable Lady Bay area of West Bridgford. Larger than the average semi-detached home in the area, it offers over 1,900 sq. ft. of accommodation across three floors. Boasting excellent proportions throughout and a rare south-facing rear aspect, this charming home must be viewed internally to fully appreciate the space and character on offer.

The property is entered via a grand period porch with double doors opening into a welcoming reception porch. Here, you are greeted by a leaded stained-glass front door with matching leaded top and side lights, which leads into an impressive, well-proportioned hallway. This space features original coving, picture rails, stunning Minton flooring, and a staircase rising to the first floor.

The front lounge is a beautifully bright room, thanks to the feature bay window that floods the space with natural light. Period details include original ceiling coving, picture rails, and a feature fireplace with a slate hearth and a cast-iron gas living flame fire.

The dining room, currently used as an additional sitting room, offers a window to the rear and a feature fireplace with a cast-iron tiled fire and gas living flame insert.

The dining kitchen is generously proportioned and fitted with a range of wall and base units, work surfaces, and space for appliances, along with a built-in oven, hob, and extractor. A side-facing window and double-glazed French doors lead out to the south-facing rear garden, making this space ideal for family living and entertaining. Additionally, there is access to the cellar from the kitchen, which features two useful compartments for storage.

The first-floor landing leads to three generously sized bedrooms and a spacious four-piece family bathroom.

The main bedroom is a standout feature, with a front-facing bay window that enhances the character and fills the room with natural light. The family bathroom offers a blend of traditional and modern styles, including a shower cubicle, a roll-top bath, part-tiled walls, and a side-facing window.

The second floor accommodates two further well-proportioned bedrooms off the landing, along with built-in storage and a contemporary three-piece shower room. This floor provides versatile space, perfect for use as additional bedrooms, a home office, or a guest suite.

To the front, the property is set behind a charming stone wall boundary, offering off-street parking. Gated access leads to the rear, where you'll find a south-facing garden. This beautifully landscaped outdoor space includes a patio area accessed directly from the kitchen, overlooking a lawn bordered by well-stocked flower beds with a variety of mature shrubs and plants.

This stunning period home effortlessly combines character features with practical family living. Situated in the highly sought-after Lady Bay area and benefiting from excellent proportions, a south-facing garden, and off-street parking, this property is a rare opportunity. Early viewing is highly recommended to avoid disappointment.





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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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		75 <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	43 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

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