

59 Boundary Road

West Bridgford
Nottingham
NG2 7DB

Guide Price £725,000 - £750,000



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0115 841 1155



- Four-bedroom detached home
- Accommodation across three floors
- Family bathroom and en-suite
- Open plan kitchen/ living/ diner
- Off road parking
- Sought-after West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - D
- Tenure - Freehold



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Key Features

A beautifully presented and thoughtfully extended four-bedroom detached family home on the highly sought-after Boundary Road. This exceptional property offers an impressive open-plan living kitchen with expansive windows and bi-folding doors that open onto a south-facing rear garden, creating a seamless indoor-outdoor living experience. With ample off-street parking and located within the catchment area of highly regarded schools, early viewing is recommended.

Upon entering through an elegant arched composite door, the light-filled reception hallway features striking stained glass detailing, tiled flooring, and under-stair storage. The formal lounge provides a warm and inviting space, with a large bay window, a feature fireplace with a wooden mantel, and a cast-iron log burner set upon a tiled hearth.

The open-plan living kitchen is a spectacular space designed for modern family life. A bespoke kitchen is fitted with high-quality base and wall units, a central island incorporating an integrated ceramic hob, and contemporary finishes throughout. Vaulted ceilings with skylights allow natural light to flood the room, while bi-folding doors open onto the landscaped south-facing garden. Acoustic wall and ceiling panelling, along with ceramic tile flooring, enhance the stylish and practical design. The adjoining utility room provides additional storage, worktop space, and access to both the front and rear of the property. A separate study/snug, with a window to the front and a door leading to the garden, offers a versatile additional living space.

The first-floor landing leads to three well-proportioned bedrooms, two of which enjoy views over the city. A contemporary four-piece family bathroom is finished to an exceptional standard. The second floor features the principal suite, a stunning private retreat with expansive feature windows, bespoke shutter blinds, and panoramic garden views. The en-suite shower room includes a fully tiled walk-in shower cubicle with a chrome rainfall shower and a Velux window.

The front of the property features a block-paved driveway with ample parking and an electric vehicle charging point. The landscaped rear garden offers a courtyard area with built-in storage, a gravel pathway leading to a lawn surrounded by mature trees and shrubs, a raised decking area ideal for evening relaxation, and a dedicated hardstanding for a garden shed.

This home seamlessly blends period charm with contemporary design in a prestigious location, offering an exceptional opportunity for modern family living. Early viewing is highly recommended.





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Total area: approx. 161.6 sq. metres (1739.7 sq. feet)



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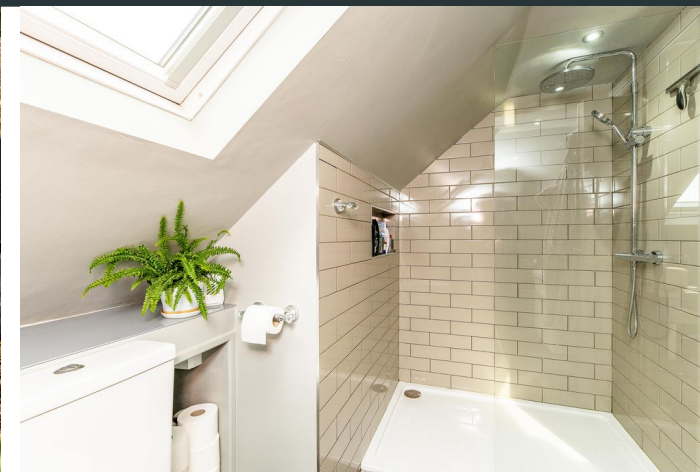
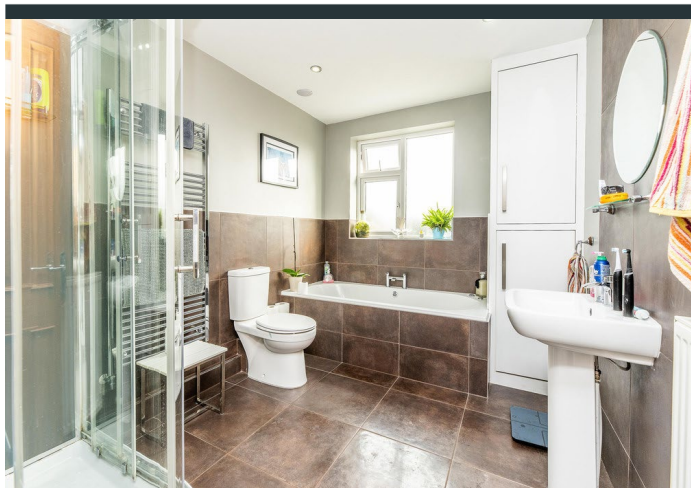


Video



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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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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