

# 54 Boundary Road

West Bridgford  
Nottingham  
NG2 7DB

**Guide Price £550,000 - £575,000**



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Location



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Video



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0115 841 1155



- A three-bedroom detached family home
- Open plan kitchen diner
- Two reception rooms
- Off road parking and landscaped garden
- Impressive garden office/ studio
- 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 three-bedroom, detached family home, located on the sought-after Boundary Road within a highly regarded school catchment area. This impressive property also boasts a generous garden office/studio, set within a professionally landscaped rear garden. Offering move-in-ready accommodation, this home must be viewed to be truly appreciated.

The property is entered via a paved frontage, leading to the front entrance door and into a welcoming reception hallway. Stairs rise to the first floor, and beneath is a contemporary cloakroom with a stylish two-piece suite and tiled walls. Herringbone-patterned LVT flooring flows throughout the ground floor.

To the front, the lounge features a double-glazed bay window, allowing ample natural light to pour in. This space includes continued herringbone flooring, wall light points, and elegant ceiling coving.

The open-plan dining kitchen is a true highlight, fitted with a range of high-spec, handleless wall and base units, complemented by sleek worktops and a peninsula return. Integrated appliances include a ceramic hob, oven, and a stainless-steel sink positioned beneath a folding double-glazed window, offering views over the rear garden. The kitchen is finished with ceramic tiled flooring and French doors opening onto the garden. An additional internal door provides access to the home office.

The office features a vaulted ceiling with built-in spotlights, herringbone flooring, a double-glazed front-facing window, integrated shelving, and a convenient storage cupboard.

Upstairs, there are three bedrooms: two doubles and a single room, ideal for a child's room or a study. The family bathroom offers a modern three-piece white suite, including a panelled bath, a vanity wash basin, and a low-flush WC, with part-tiled walls.

The rear garden is a standout feature, beginning with a spacious patio area ideal for outdoor dining. A lawn is flanked by a central gravel pathway that leads through two decorative archways to the rear of the garden, where you'll find a large timber garden studio/office. This versatile space is equipped with power, lighting, and built-in storage-ideal for working from home or enjoying year-round outdoor living.





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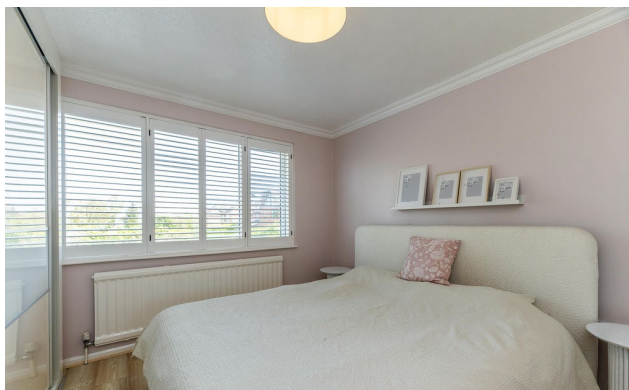
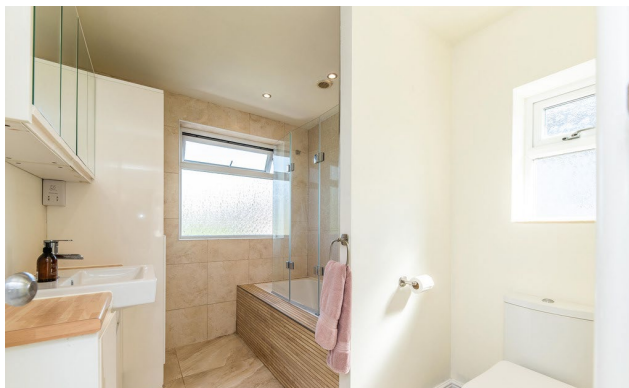


Video



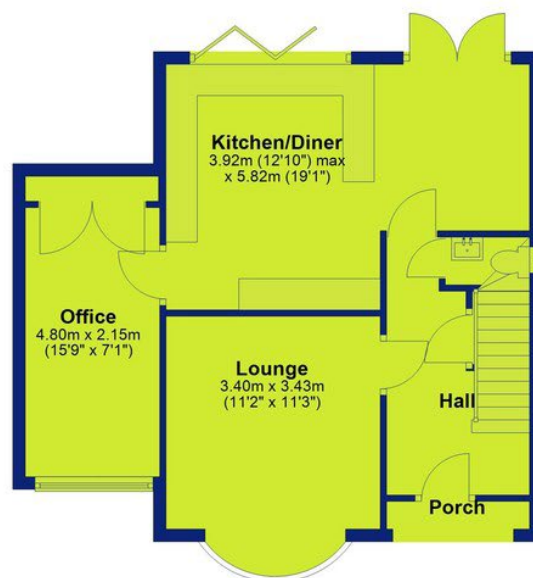
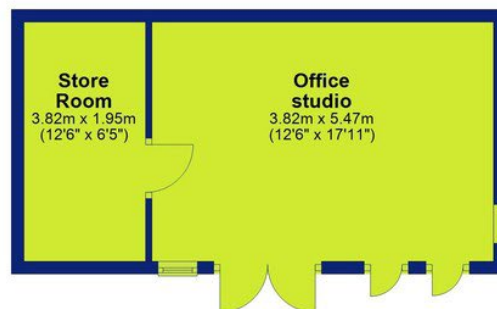
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#### Ground Floor

Approx. 83.0 sq. metres (893.7 sq. feet)



#### First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 127.3 sq. metres (1369.8 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+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>86 B</b> |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      | <b>63 D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

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