

180 Trent Boulevard

West Bridgford
Nottingham
NG2 5BW

Guide Price £675,000 - £700,000



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0115 841 1155



- Four-bedroom semi-detached home
- Family bathroom, en-suite and downstairs WC
- Thoughtfully remodelled and extended by the current owners
- Southerly aspect rear garden
- Off street parking to the rear
- Sought-after Lady Bay, West Bridgford location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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Key Features

Blending period charm with contemporary design, this beautifully extended family home is situated in the highly sought-after Lady Bay area of West Bridgford. Thoughtfully remodelled and extended by the current owner, the property combines elegant character features with high-quality modern finishes throughout. Early internal viewing is highly recommended to fully appreciate the standard and space on offer.

The property is entered through an arched porchway with original tiled flooring, leading to a welcoming reception hallway featuring stripped wooden floors, contemporary column radiators, picture rails, and decorative archways.

The front living room benefits from replacement double-glazed sash windows to the front and side elevations, allowing natural light to flood the space. Period features include original coving and a traditional fireplace with cast surround, tiled inset, and a gas living flame fire set upon a tiled hearth. The stripped wooden flooring continues through to the dining area, which includes a sash window to the side, built-in shelving, and a door providing access to a large cellar.

An open-plan doorway leads through to the extended kitchen, which forms the heart of the home. This space has been designed and finished to a high specification, featuring contemporary wall and base units with polished concrete worktops, a central island with integrated Bora induction hob and breakfast bar, and a selection of high-end integrated appliances. The kitchen also includes a built-in window seat, providing lovely views over the rear garden. Expansive patio doors and feature glazing create a bright, airy atmosphere. A door provides access to a cloakroom/WC fitted with a modern two-piece suite.

The cellar is divided into two generous compartments and offers excellent potential for conversion, subject to the necessary consents, to create an additional living area, cinema room, or home gym.

To the first floor, the landing provides access to a spacious front bedroom with bay window, and an additional side window. The master bedroom, located to the rear, includes bespoke fitted furniture, views over the rear garden, and access to a stylish, contemporary en-suite shower room. A well-appointed four-piece family bathroom with window to the side elevation completes this floor.

The second floor offers a landing area with Velux roof window to the rear and two further generous bedrooms, each thoughtfully designed with integrated storage.

The property is set behind a stone wall boundary with wrought-iron fencing and gated access leading to a low-maintenance gravelled frontage. The rear garden enjoys a desirable southerly aspect and has been attractively landscaped, featuring a decked terrace accessed directly from the kitchen. A pergola-covered seating area, raised beds with mature planting, and two custom-built outbuildings (one currently used as an office, the other for storage) enhance this excellent outdoor space. A rear gate provides access to a driveway offering off-street parking.





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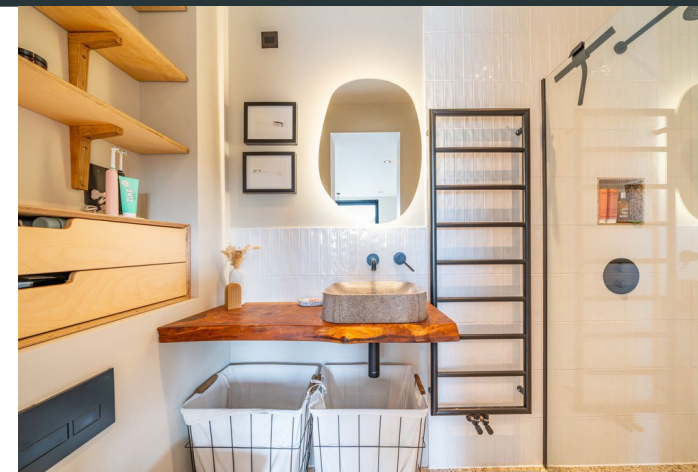
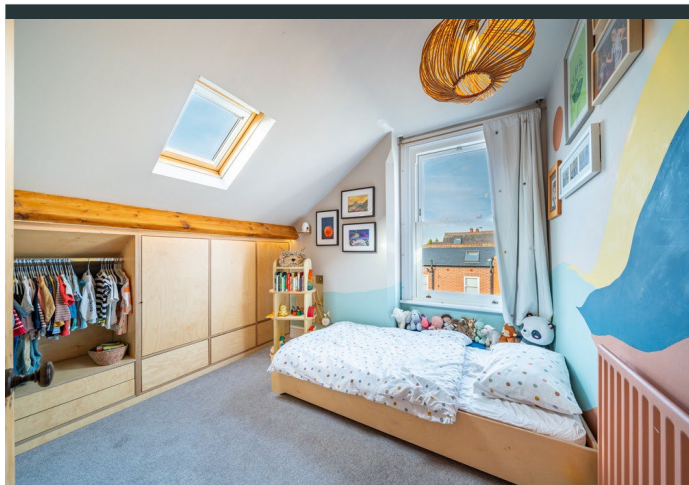


Video



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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		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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