

DISTINCTIVE
HOMES
by



Boxley Drive
West Bridgford, NG2 7GQ

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A skillfully and stylishly extended six-bedroom family home nestled in the highly sought-after school catchment territories of West Bridgford. Boasting a southerly rear aspect and captivating views over the city, showcases a remarkable living kitchen with bifold doors, seamlessly connecting to the rear garden.

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Enter through an inviting open canopy porch, where double leaded glazed doors open to the open-plan hallway. A composite resin marble-effect floor, complete with underfloor heating, lays on the ground floor with an oak and glass staircase to the first floor and contemporary doors reveal a boot cloakroom and a two-piece WC with a concealed wall system and washbasin. The lounge, overlooking the front plot through double-glazed windows, offers a space from the heart of the home, the stunning living kitchen. This features part-vaulted ceilings with remote-closing deluxe windows and bifold doors leading to the rear. The resin flooring seamlessly continues, complemented by a central island with built-in sink unit and a Quooker tap, offering hot, cold, and sparkling water. There are further fully integrated appliances including a Liebherr fridge and Liebherr freezer, Bosch Hob, Neff dishwasher and 2 slide and hide Neff ovens. The layout unfolds to a utility room, mirroring the worktops and base units, with plumbing for a washing machine and dryer.

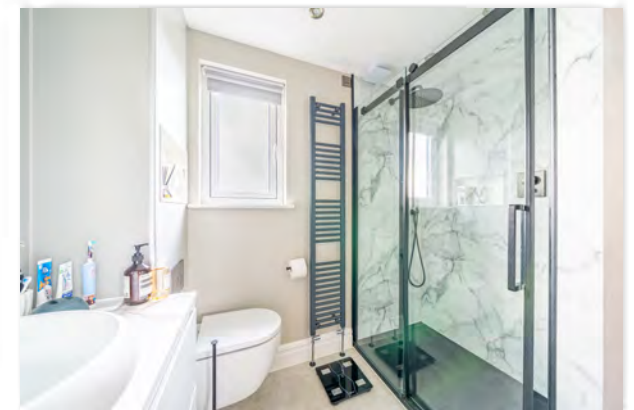
The first floor has a generous landing space with a glass and oak balustrade extending to the second floor. Windows to the front elevation illuminate four generously proportioned bedrooms, two of which have high-standard en-suites. The family bathroom, adorned with an attractive four-piece suite showcases a freestanding bath, a Wall hung WC with concealed system, a vanity unit basin and a freestanding shower unit with speakers, radio, Bluetooth and multi-jet showers, caters to the remaining two bedrooms.





The second floor leads you to the main bedroom suite, with a Juliet balcony offering views over the city. This suite, complete with built-in wardrobes, air-conditioning units, and a high-spec three-piece en-suite with a walk-in shower, complemented by a second bedroom currently serving as a dressing area, with dual-aspect views.

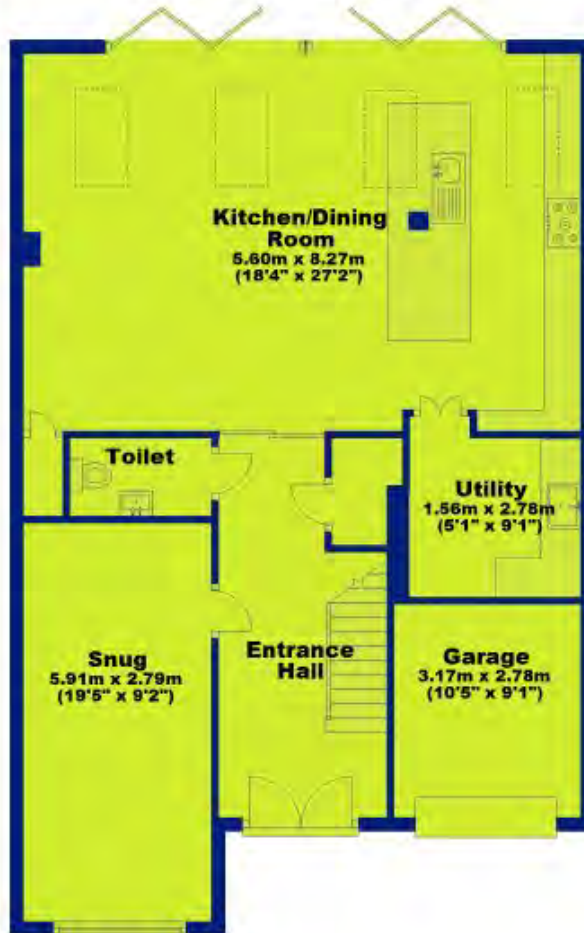
Outside, the property has a large newly tarmacked driveway, with security bollards, accommodating multiple cars. Gated access leads to the rear, where a spacious deck seating area overlooks the garden—an expanse of lawn, raised bedding for a variety of shrubs, and contemporary fencing on all three sides. Enjoy the south-westerly orientation, bathing the property in sunlight from dawn to dusk.





Ground Floor

Approx. 97.6 sq. metres (1050.9 sq. feet)



First Floor

Approx. 72.7 sq. metres (782.6 sq. feet)



Second Floor

Approx. 58.5 sq. metres (629.8 sq. feet)



Total area: approx. 228.9 sq. metres (2463.3 sq. feet)



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21-38	F		
1-20	G		

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