



44 Boxley Drive

West Bridgford | NG2 7GL | Guide Price £365,000 - £375,000

ROYSTON
& LUND

- Guide Price Range £365,000 - £375,000
- Situated In West Bridgford
- Kitchen With A Breakfast Bar
- Balcony Off The Landing
- Roof Insulated With Foam In Mid 2023
- Detached Family Home
- Three Bedrooms
- Lounge/Dining Room
- Modern Bathroom With A Three Piece Suite
- Council Tax Band D - Freehold - EPC Rating D





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Royston & Lund are pleased to present this well-presented detached family home situated in a popular residential location in West Bridgford. The property is situated within close proximity of excellent amenities including well-regarded schools, local shops, doctors surgery, commuting links and frequent transport links.



Upon entering the property through the porch you are greeted by the hallway which provides access to the property on both floors. The breakfast kitchen includes integrated appliances, a range of units and a breakfast bar. To the rear of the ground floor there is a good-sized lounge/dining room which includes French doors into the rear garden.

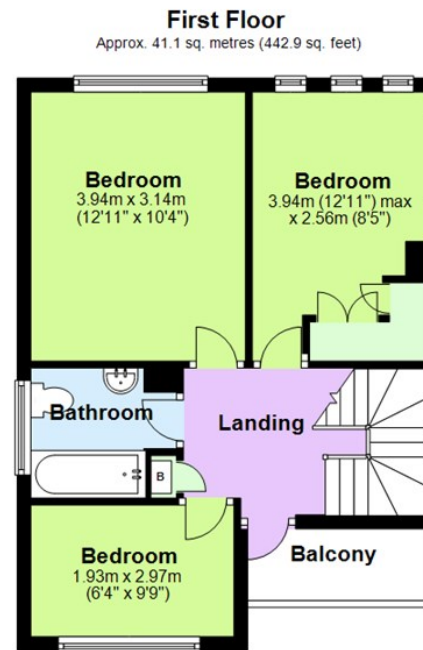
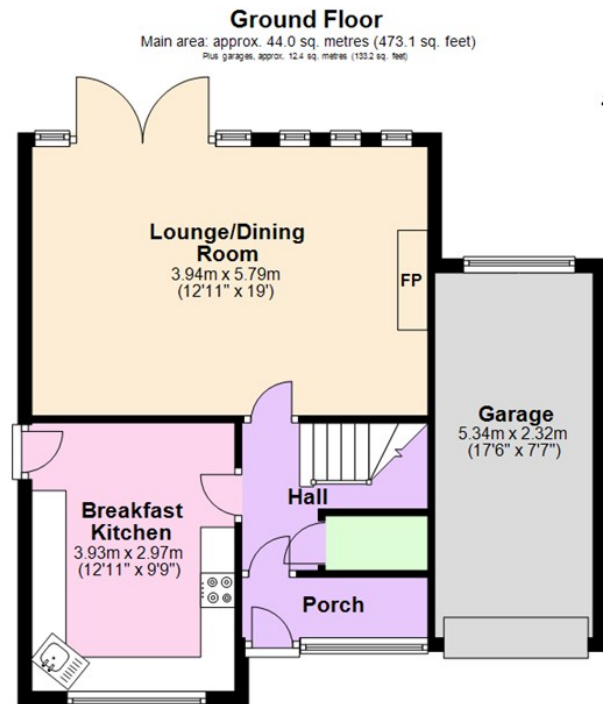
To the first floor there are three bedrooms; two doubles and a single. The bedrooms are complemented by the modern bathroom which includes a three piece white suite consisting of a WC, wash basin and a bath with an overhead shower.

Outside, to the front there is a driveway which leads to a good-sized, useful garage. To the rear there is a well-proportioned garden which features a patio area, lawn space, treehouse and various plants/shrubs.



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Main area: Approx. 85.1 sq. metres (916.0 sq. feet)
Plus garages, approx. 12.4 sq. metres (133.2 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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