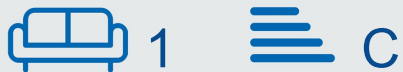



# Boxley Drive

West Bridgford  
Nottingham  
NG2 7GQ

Guide Price £325,000



- Two-bedroom detached bungalow
- Detached garage and off road parking
- Perfect for downsizers
- Sought-after West Bridgford location
- Council Tax Band - C
- Shower room
- Well-proportioned throughout
- Close to local amenities
- Viewing essential!
- Tenure - Freehold

 0115 841 1155



0115 841 1155

## Boxley Drive, West Bridgford, Nottingham, NG2 7GQ

### Key Features

**\*GUIDE PRICE £325,000-£350,000\*** An extended two-bedroom detached bungalow, situated on a level and well-proportioned plot in the highly sought-after suburb of West Bridgford, Nottingham. This property offers generous living space and is ideal for buyers looking to downsize without compromising on comfort. The low-maintenance plot benefits from a westerly aspect, allowing plenty of evening sunlight. Early viewing is strongly recommended due to the expected high level of interest.

The accommodation comprises a welcoming front entrance hallway, currently utilised as a sitting area by the current owners, featuring built-in storage. This leads through to the kitchen, which is fitted with a range of wall and base units and provides access to the side driveway.

An inner hallway leads to the extended living room, a bright and spacious area with double French doors opening out onto the sunny rear garden. From here, there is access to two bedrooms. The main bedroom has been extended to create a particularly generous space, measuring approximately 19 feet in length, and includes built-in furniture along with a front-facing window. The second bedroom is also a good-sized double, overlooking the rear garden. Completing the accommodation is a modern, refitted shower room designed with accessibility and ease of mobility in mind.

Externally, the property boasts a large, low-maintenance frontage with planted beds, shrubs, and trees, providing an attractive approach to the front door. A driveway runs along the side of the property, leading to a detached single garage with an up-and-over door and power supply.

The rear garden continues the low-maintenance theme, featuring block paving, a patio area, and a pathway leading to an artificial lawn. There are also raised beds with a variety of trees and shrubs, along with a garden shed located behind the garage.



## Boxley Drive, West Bridgford, Nottingham, NG2 7GQ



**Ground Floor**  
Approx. 83.4 sq. metres (898.0 sq. feet)



Total area: approx. 83.4 sq. metres (898.0 sq. feet)



0115 841 1155

## Boxley Drive, West Bridgford, Nottingham, NG2 7GQ




### *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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.