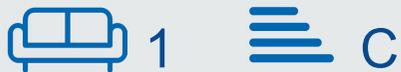


# Trent Boulevard

West Bridgford  
Nottingham  
NG2 5BA

Guide Price £525,000 -  
£550,000



 0115 841 1155



- An extended four-bedroom detached home
- Open plan living kitchen
- Close to local amenities
- Highly regarded school catchment area
- Council Tax Band - C
- Accommodation across three floors
- South-westerly facing rear garden
- Sought-after West Bridgford location
- Viewing essential!
- Tenure - Freehold



0115 841 1155

## Trent Boulevard, West Bridgford, Nottingham, NG2 5BA

### Key Features

GUIDE PRICE £525,000 - £550,000. This stunningly extended four-bedroom detached home sits proudly in the ever-popular Lady Bay area of West Bridgford. Offering generous, light-filled accommodation, the property centres around an impressive open-plan living kitchen that flows effortlessly into a mature, south-westerly facing garden, the perfect setting for modern family life and entertaining.

A wooden double front door welcomes you into a bright and inviting reception hall, complete with built-in bench seating (with hidden shoe storage), warm oak flooring, and a sleek wooden staircase rising to the first floor. Elegant wall panelling and opaque windows to the front and side add to the home's character. Tucked cleverly beneath the stairs, you'll even find a cosy snug for your four-legged friend.

To the front, the spacious lounge is bathed in natural light from a double-glazed box bay window. With its oak flooring, fitted shelving, tiled fireplace with stone-effect hearth, and acoustic wall panelling, it's the ultimate cosy retreat for quiet evenings.

The show-stopping open-plan kitchen and living space forms the heart of this home. Fitted with a range of contemporary units, composite worktops, stylish tiled splashbacks, and a stainless steel sink beneath a window overlooking the garden, it's designed for both function and flair. There's room for a fridge-freezer, range cooker, and extractor, with a full-height column radiator and wood-effect flooring completing the look. Twin sets of French doors spill out to the south-westerly garden, blurring the line between inside and out. A convenient ground-floor WC, with vanity basin and side window, rounds off the ground floor.

Upstairs, the landing leads to three bedrooms and the family bathroom, with another staircase taking you to the top floor.

Bedroom one is a light-filled double overlooking the garden, complete with built-in workstation and laminate flooring. Bedroom two offers a similar workstation, a front-aspect window, and a clever double-tier bed system with den/storage below, perfect for children or teenagers. Bedroom three is a versatile single room or home office with rear aspect views.

The family bathroom is sleek and modern, featuring a white three-piece suite with L-shaped bath, rainfall and handheld shower, vanity basin, heated towel rail, and fully tiled walls and floors.

The entire top floor is dedicated to the master suite, a generous bedroom with Velux and rear windows, built-in storage, and a luxurious en-suite featuring a large walk-in shower, vanity basin, heated towel rail, and rear window.

Outside, the block-paved driveway provides ample off-road parking, complemented by a gravelled front garden with mature shrubs and a rockery. A handy lean-to at the side offers excellent storage with access from both front and back.

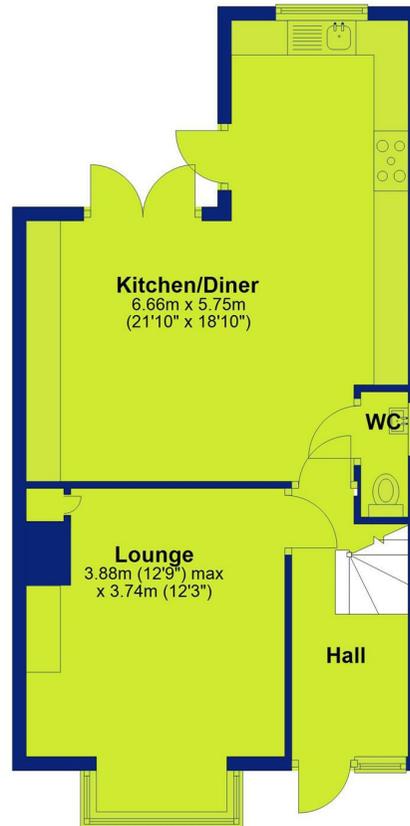
The rear garden is a true highlight, south-westerly facing and beautifully landscaped, with a spacious decked terrace featuring built-in seating and a mains-plumbed barbecue. The lawn is framed by raised borders full of mature plants, with a gated rear access leading directly onto Rutland Road.



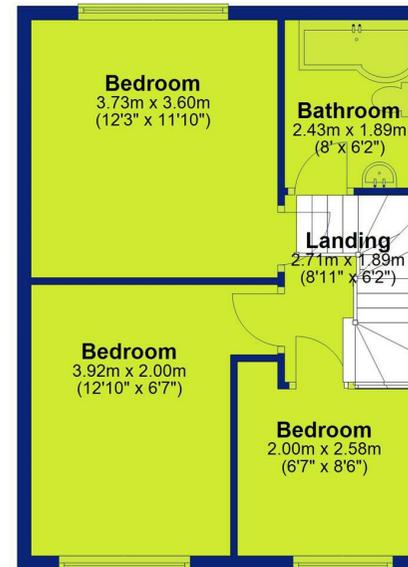
# Trent Boulevard, West Bridgford, Nottingham, NG2 5BA



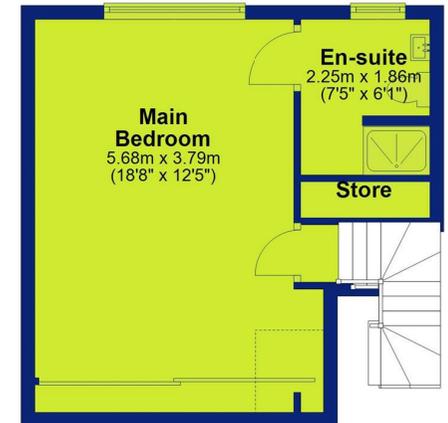
**Ground Floor**  
Approx. 51.9 sq. metres (559.0 sq. feet)



**First Floor**  
Approx. 43.3 sq. metres (466.3 sq. feet)



**Second Floor**  
Approx. 29.0 sq. metres (312.1 sq. feet)

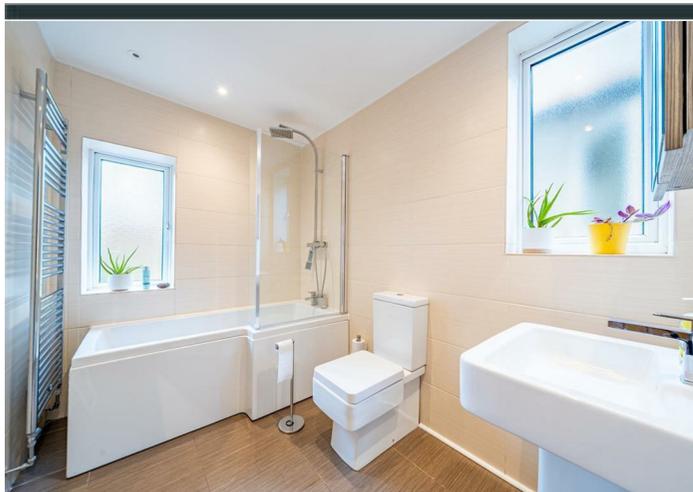


Total area: approx. 124.3 sq. metres (1337.4 sq. feet)



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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(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 	

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