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HOMES  
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Boundary Road

West Bridgford, Nottingham, NG2 7BZ

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Offered to the market for the first time in over 50 years, this fantastic family home occupies a highly sought-after position on Boundary Road in West Bridgford.





Set on a generous elevated plot, the property offers 4/5 bedrooms and represents an ideal opportunity for purchasers seeking a substantial family home with scope to place their own stamp on it.

The property is entered via a reception porch, featuring original leaded stained-glass doors, which open into a light, bright and spacious reception hallway. The hallway benefits from an under-stairs storage cupboard, an original staircase rising to the first floor, and doors leading to the ground-floor accommodation.

To the front of the property is an impressive reception room, featuring a large bay window, feature fireplace, and decorative wall panelling. Adjacent is a well-positioned rear reception room with an inglenook recessed fireplace and a large bay window enjoying a southerly aspect, allowing natural light to flood the space.

The kitchen diner overlooks the rear garden and is fitted with a range of wall and base units, together with a central chimney breast housing a range cooker, set within ceramic tiled flooring.

A dining area sits to the rear, with access to a generous pantry and a further door providing access to a downstairs WC.





To the first floor, a spacious landing with a period-style double-glazed leaded window to the front elevation provides access to four bedrooms and a wet room, formerly the family bathroom. The master bedroom benefits from a four-piece en-suite shower room and separate WC. There is also potential to extend into the loft, subject to the necessary planning permissions and building regulations.

To the front of the property, there is a double-width driveway providing off-street parking and access to two garages, both with up-and-over doors, power and lighting. Steps lead to a further block-paved frontage, complemented by well-stocked borders with a variety of mature shrubs.

Gated side access leads to the beautiful south-facing rear garden, which features a large patio area spanning the width of the property, overlooking a central lawned garden. To the rear, there is an area currently used for a vegetable patch, greenhouses, and fruit garden, offering an excellent space for those with green fingers to fully enjoy the outdoor setting.





### Ground Floor

Approx. 120.3 sq. metres (1294.8 sq. feet)



### First Floor

Approx. 98.9 sq. metres (1064.4 sq. feet)



Total area: approx. 219.2 sq. metres (2359.2 sq. feet)



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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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## Interested in this home?

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