

81 Boxley Drive

West Bridgford | NG2 7GN | £395,000

ROYSTON & LUND

- Three Bedrooms
- Ample Off Street Parking
- Two Shower Rooms
- Close By To Numerous Amenities
- EPC Rating - E
- Dormer Bungalow
- Extended
- Single Garage
- Excellent Transport Links
- Freehold - Council Tax Band - D

















Royston and Lund are delighted to bring to the market this three-bedroom detached dormer bungalow, located on the desirable Boxley Drive in West Bridgford. Offering ample off-street parking and a single garage, the property is just a short drive from Central Avenue and the shops on Loughborough Road, where you will find a range of amenities including local shops, supermarkets, pubs and restaurants. This property would make a great downsizing opportunity.

Interior accommodation comprises an entrance hall that leads into the main reception room, utility and storage cupboard. The living room is a generous size, with a large front-aspect window flooding the space with natural light, paired with a fireplace for those winter months. Off the living room is an inner hallway granting access to the family shower room, master bedroom and dining room. The dining area is a great space for family and friends, whilst leading into the extended kitchen to the rear aspect, boasting high-quality base and wall units that house integrated appliances such as an oven, hob and extractor fan, along with plenty of space for additional freestanding appliances. A rear door provides access to the garden.

To the first floor, there are a further two double bedrooms with built-in storage, along with an additional shower room.

To the front of the property, there is ample off-street parking via a double tandem driveway, along with access to a single garage. To the rear is a lawned and patio garden, offering plenty of space for outdoor seating, alongside raised planters and a greenhouse. The rear garden is enclosed by fenced and hedged borders.

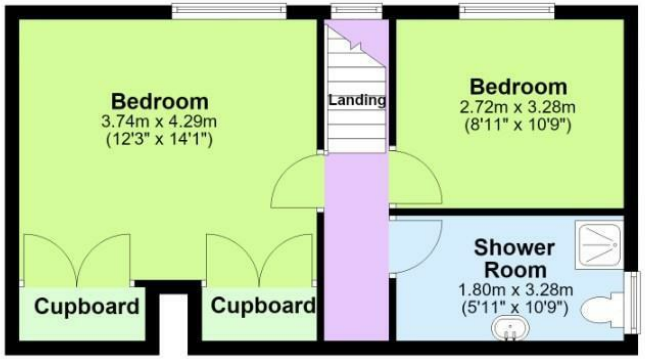
Ground Floor

Approx. 95.7 sq. metres (1030.5 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



Total area: approx. 135.2 sq. metres (1455.6 sq. feet)

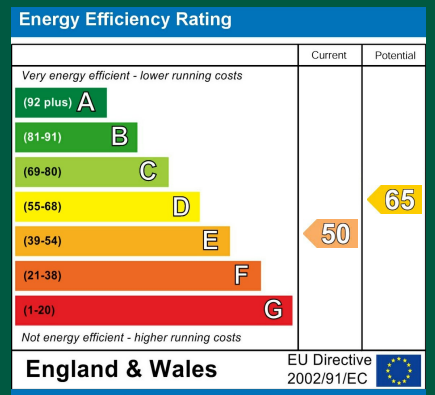
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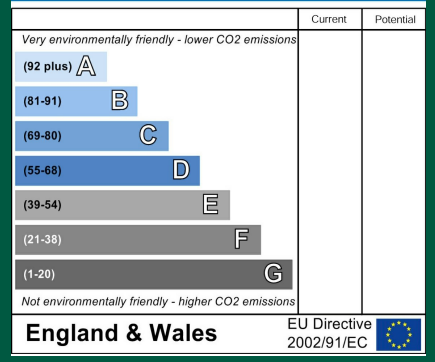
The Property Ombudsman

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EPC





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