


Boxley Drive

West Bridgford
Nottingham
NG2 7GL

Guide Price £600,000 -
£625,000



 0115 841 1155



- A spacious five-bedroom detached home
- Family bathroom, en-suite and downstairs WC
- Close to local amenities
- Sought-after West Bridgford location
- Council Tax Band - D
- Open plan kitchen/ dining/ living room
- Off road parking and intergrated garage
- Highly regarded school catchment area
- Viewing essential!
- Tenure - Freehold



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Key Features

GUIDE PRICE £600,000 - £625,000. Having been skilfully and stylishly extended by the current owner, this spacious five-bedroom detached family home, located in the highly sought-after area of West Bridgford, offers everything a modern buyer could wish for. Positioned within well-regarded school catchment areas for Heymann Primary and West Bridgford School and presented in move-in-ready condition.

The property is entered via a UPVC double-glazed front door leading into an entrance porch, with a further door opening into a generous reception hallway. The hallway features laminate flooring, a sizeable cloaks cupboard, shoe storage, and stairs rising to the first floor. There is also a downstairs WC fitted with a modern two-piece suite.

To the front of the property is a spacious living room with a large window allowing plenty of natural light to flood in, together with a feature cast-iron open fireplace set upon a stone hearth, creating an attractive focal point.

The main hub of the home is located to the rear, where the property has been skilfully extended to create an impressive open-plan kitchen/ dining/ living room. The kitchen is fitted with a range of contemporary units, granite worktops, a central island, and a selection of integrated Neff appliances. Overlooking and opening onto the rear garden through a combination of French and bi-fold doors, the room is flooded with natural light. The vaulted ceiling above the dining and seating area, complete with Velux windows, further enhances the feeling of space. The layout also flows into a versatile study/play area, creating a fantastic family living environment.

Off the kitchen is a fully functioning pantry/store room, while the hallway provides access to a utility room with fitted units, plumbing for a washing machine and dryer, and side access to both the front and rear of the property. There is also a door leading into the garage, which houses the boiler and benefits from a manual roller door.

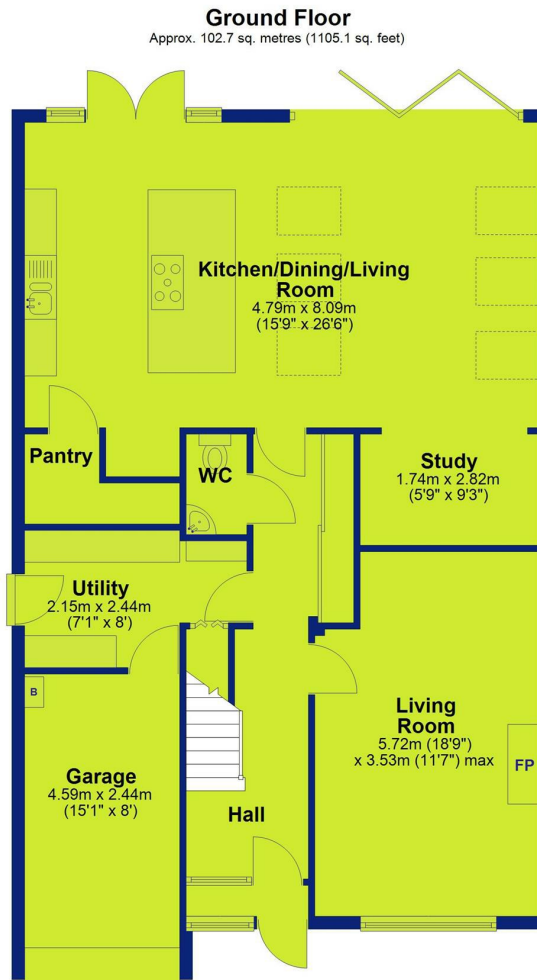
To the first floor are five bedrooms and a contemporary family bathroom fitted with a modern four-piece suite. The master bedroom also benefits from a stylish four-piece en-suite bathroom, including a separate bath. All bedrooms are well proportioned, offering versatile accommodation ideal for family living.

Externally, the property enjoys a generous block-paved driveway providing off-road parking, with steps leading to the front entrance and gated side access to the rear garden. The gate and side passage allows non step wheelchair/ pushchair access to the rear of the house.

The rear garden features a decked seating area and a block-paved patio spanning the width of the property, overlooking a landscaped garden with a central lawn, planted borders, and a wide variety of mature trees and shrubs. A stepping-stone pathway leads to a raised timber terrace at the rear, currently home to a garden office, which may be available by separate negotiation. The mature setting provides an ideal space to relax and unwind.



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Total area: approx. 175.5 sq. metres (1889.5 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		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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