

Trent Boulevard

West Bridgford
Nottingham
NG2 5BX

Guide Price £500,000



 0115 841 1155



- A four-bedroom semi-detached home
- Open plan kitchen/ breakfast room
- Close to local amenities
- Highly regarded school catchment area
- Council Tax Band - C
- Two reception rooms
- Accommodation across three floors
- Sought-after Lady Bay, West Bridgford area
- Viewing essential!
- Tenure - Freehold

Trent Boulevard, West Bridgford, Nottingham, NG2 5BX

Key Features

This attractive semi-detached Victorian home offers generous and well-balanced accommodation arranged over three floors, blending period proportions with practical modern living.

The ground floor is entered via a welcoming hallway, leading to a spacious bay-fronted living room with a feature fireplace. A separate dining room provides an excellent space for entertaining, while to the rear sits an impressive extended kitchen/breakfast room. This bright and versatile area is ideal for modern family life, offering ample space for cooking, dining and socialising, with direct access out to the decking in the garden.

To the first floor are three well-proportioned bedrooms, including a particularly generous master bedroom to the front, alongside a comfortable second double and a further bedroom ideal as a nursery, home office or guest room. A family bathroom is also located on this floor. Stairs continue to the second floor where a superb fourth bedroom occupies the space, creating an ideal guest room or additional living area.

Externally, the property benefits from a good-sized rear garden designed for both relaxation and entertaining, featuring a decking area directly outside the kitchen, a further patio seating area, and a brick-built shed at the far end of the garden providing useful storage.

Lady Bay remains one of the most sought-after residential areas, known for its strong community feel, excellent local amenities and highly regarded schools. Residents enjoy easy access to independent shops, cafés and convenient transport links into Nottingham city centre, as well as nearby green spaces including the popular walks on The Hook and along the River Trent, offering an ideal balance of urban convenience and outdoor lifestyle.

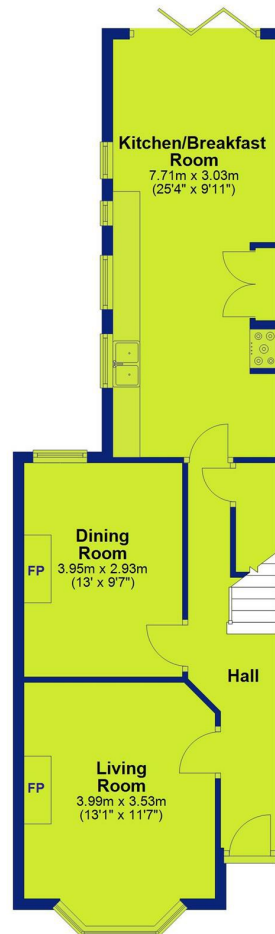


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Ground Floor

Approx. 60.5 sq. metres (650.8 sq. feet)



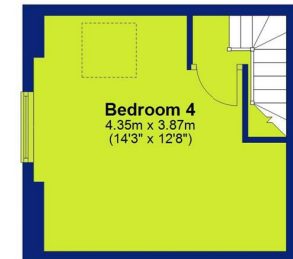
First Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



Second Floor

Approx. 20.3 sq. metres (218.6 sq. feet)

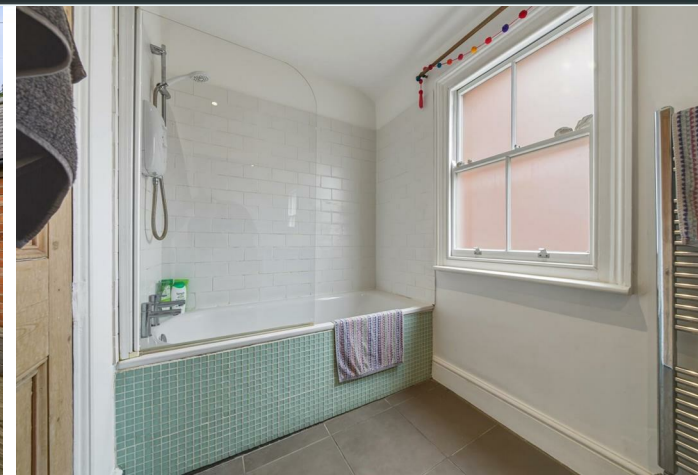


Total area: approx. 135.6 sq. metres (1460.0 sq. feet)



0115 841 1155

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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			
(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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