

HoldenCopley

PREPARE TO BE MOVED

Boxley Drive, West Bridgford, Nottinghamshire NG2 7GQ

Guide Price £375,000 - £385,000

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GUIDE PRICE: £375,000 - £385,000

ROOM FOR THE WHOLE FAMILY...

This four bedroom extended detached house would be the ideal home for any growing family as the property has the winning combination of both indoor and outdoor space whilst being well presented throughout. This property is situated in one of Nottingham's most sought after residential locations and within easy reach of the centre of West Bridgford, hosting a wide range of excellent facilities and amenities together with the City Centre and Universities. There is good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway as well as being within catchment to Heymann Primary School and The West Bridgford School. To the ground floor is an entrance hall followed on from the kitchen, a spacious lounge diner with an extensive area and an additional 'L' shaped reception room. The first floor offers three double bedrooms and a single bedroom serviced by a three-piece bathroom suite. Outside to the front is a driveway with a garage providing off road parking and to the rear is a generous sized and well maintained feature garden with various seating areas.

MUST BE VIEWED





- Extended Detached House
- Four Bedrooms
- Spacious Lounge / Diner
- Additional Reception Rooms
- Breakfast Kitchen
- Three-Piece Bathroom Suite
- Driveway & Garage
- Well Maintained Feature Garden
- Sought After Location
- Well Presented Throughout





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, an in-built under stair cupboard, a radiator and provides access into the accommodation

Kitchen

15'5" x 10'2" (4.7 x 3.1)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with mixer taps and drainer, an integrated oven, a four ring gas hob with an extractor fan, space and plumbing for a washing machine, tiled splash back, tile effect flooring, coving to the ceiling, a display alcove, a UPVC double glazed window to the front elevation and a single door giving side access

Lounge / Diner

20'11" x 14'1" (6.4 x 4.3)

The lounge has coving to the ceiling, carpeted flooring, a TV point, a feature fireplace with a decorative surround, a radiator, space for a dining table, three UPVC double glazed windows to the rear elevation and open plan to the extended area

Extended Lounge / Diner

12'5" x 8'10" (3.8 x 2.7)

This area has carpeted flooring, a radiator, two Velux windows and a sliding patio door to the rear garden

Family Room

17'0" x 16'0" (5.2 x 4.9)

The family room has carpeted flooring, a radiator, a TV point, a Velux window and a sliding patio door to the rear garden

Garage

17'4" x 8'6" (5.3 x 2.6)

The garage has power points and lighting

FIRST FLOOR

Landing

The landing has carpeted flooring, two UPVC double glazed windows to the front elevation, an in-built cupboard, access to the loft and provides access to the first floor accommodation

Master Bedroom

13'5" x 10'9" (4.1 x 3.3)

The main bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

Bedroom Two

13'5" x 8'10" (4.1 x 2.7)

The second bedroom has UPVC double glazed windows to the side and rear elevation, carpeted flooring and a radiator

Bedroom Three

16'8" x 8'2" (5.1 x 2.5)

The third bedroom has UPVC double glazed windows to the front and rear elevation, a Velux window, carpeted flooring and a radiator

Bedroom Four

9'2" x 6'10" (2.8 x 2.1)

The fourth bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bathroom

7'2" x 6'6" (2.2 x 2.0)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall mounted shower and a shower screen, fully tiled walls, tiled flooring, a radiator and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a lawned garden with hedges, a driveway and access into the garage

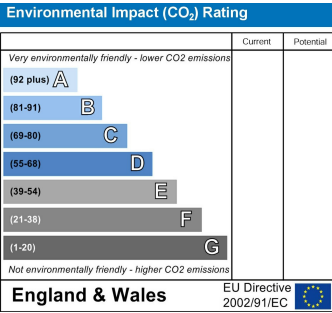
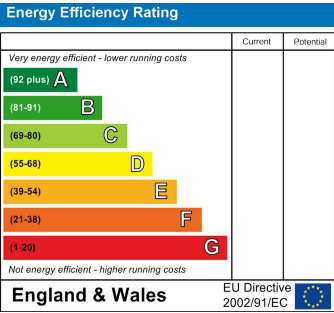
Rear

To the rear of the property is a private enclosed garden with a decked patio area and an in-built seat, low maintenance slate chipped areas, brick built BBQ's, a lawn, a range of trees, plants and shrubs, hedged borders, courtesy lighting, paved patio area, raised planters and a shed

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
989.74 Sq Ft - 91.95 Sq M
Approx. Gross Internal Area of the Entire Property:
1618.46 Sq Ft - 150.36 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
628.72 Sq Ft - 58.41 Sq M
Approx. Gross Internal Area of the Entire Property:
1618.46 Sq Ft - 150.36 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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