



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 - TBC
- 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.

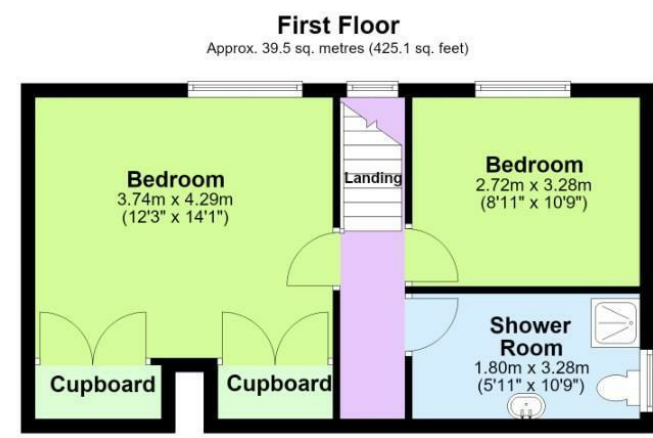
To the first floor, there are a further two double bedrooms with built-in storage, along with an additional shower room.

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.



EPC

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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**