



85 Boxley Drive,
West Bridgford, NG2 7GN

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This detached chalet style bungalow provides versatile and spacious accommodation arranged over two floors.

Well presented throughout, the accommodation includes; an entrance hallway, a living room, a bright kitchen/diner with a range of integrated appliances and patio doors opening to the rear garden, plus a utility room, a wc, and a bedroom on the ground floor, with the first floor landing giving access to two further bedrooms, and the fitted family shower room.

Benefiting from gas central heating, and UPVC double glazing, the property has a well maintained and privately enclosed garden to the rear, plus a driveway and integral garage at the front providing off road parking for a number of vehicles.

Situated in the highly regarded south Nottinghamshire suburb of West Bridgford, the property is within easy reach of excellent local facilities including shops, restaurants, parks, sporting venues, and highly regarded primary and secondary schools. Transport networks by road and tram, provide access to Nottingham city centre.

Viewing is recommended.

Guide Price £400,000





ACCOMMODATION

The UPVC entrance door opens into the entrance hallway. The entrance hallway has tiled effect flooring, a useful cloaks cupboard (with a continuation of the tiled effect flooring, and a window to the side), and doors into the utility room, and the living room.

The utility room has base units, roll edge work surfaces, a stainless steel sink and drainer unit with a swan neck mixer tap over, space and plumbing for a washing machine, and space for under counter appliances. The wall mounted combination boiler is housed here, there is patterned tile effect flooring, a UPVC double glazed window to the side, a door into the inner hallway, and a UPVC door opening to the side.

The living room has a UPVC double glazed window to the front, wood effect flooring, a television point, and a door into the inner hallway.

Accessed from the living room and the utility room, the inner hallway also has doors into the ground floor wc, the kitchen/diner, and the ground floor bedroom.

The ground floor wc has a wash hand basin with storage beneath, and a wc. There is a window to the side, and herring bone style flooring.

The kitchen/diner has range of Shaker style wall, drawer and base units, square edge work surfaces, a one and a half bowl composite sink and drainer unit with a swan neck mixer tap over, and integrated appliances including a fridge/freezer, an oven, a Zanussi microwave, and an electric hob with a feature splash back and extractor fan over. There are UPVC double glazed windows to the side and rear, herring bone style flooring, plenty of space for a dining table and chairs, a wooden staircase rising to the first floor, and sliding patio doors opening to the rear garden.

On reaching the first floor, the landing has a UPVC double glazed window to the rear, a built in cupboard, access to the loft storage space (with lighting), and doors into two bedrooms, and the family shower room.

Bedroom one has a UPVC double glazed window to the rear at this level. Bedroom two has a UPVC double glazed window to the front.

Completing the accommodation, the family shower room has a shower enclosure (with a twin rainfall shower), a wall hung wash basin with fitted storage underneath, and a wc. There is a UPVC obscure double glazed window to the side, waterproof splashback, a heated towel rail, and an extractor fan.

OUTSIDE

At the front of the property the driveway provides off road parking, and in turn gives access to the INTEGRAL SINGLE GARAGE (with an up and over door, and an electric car charging point). There is an open plan gravelled garden area, with plants and shrubs.

To the rear of the property, the garden includes; paved patio seating areas, a brick built BBQ, a gravelled area, and a variety of decorative plants and shrubs, and palm trees. Privately enclosed by timber screen fencing, the garden has external lighting, an external tap, external power sockets, and houses a SUMMER HOUSE.

AGENT NOTE

The current Vendor has advised that he has ownership of the Solar Panels with a FIT (Feed in) tariff paid.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,514.46.

Referral Arrangement Note

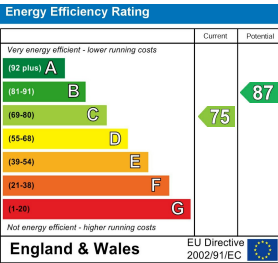
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