

**Rex Gooding**



**187 Trent Boulevard, West Bridgford, NG2 5BX**

**Guide Price: £525,000**

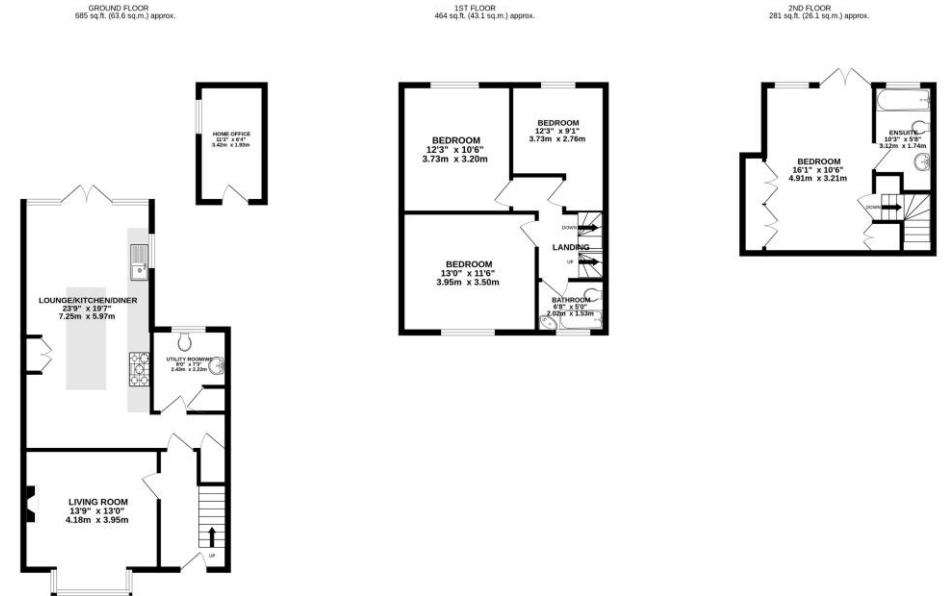


# 187 Trent Boulevard, West Bridgford, NG2 5BX

A beautifully presented bay fronted detached period home in popular Lady Bay with driveway parking to the front a good size rear garden. The property has been skilfully extended to the rear to create a fabulous kitchen diner and the loft converted to create a really impressive principle bedroom with Juliet balcony and en-suite bathroom. An impressive entrance hall leads to a beautifully appointed bay fronted living room with feature fireplace. The second reception room has been extended to create a large kitchen diner with central island. The high spec. kitchen was fitted 6 years ago and there are French doors onto the rear garden. There is a large downstairs WC and utility. To the first floor are three bedrooms and a bathroom and to the top floor is the principle bedroom with full rear box dormer creating a spacious bedroom with Juliet balcony that enjoys far reaching views and a bathroom. The rear garden really benefits from the extra width the plot affords being detached and there is a perfectly formed garden building with power that is currently used as a home office. Within catchment for the Lady Bay Primary School and the Rushcliffe Spencer Academy. Gas central heating and double glazing.

## Accommodation & Amenities

- A Rare Detached Home in Popular Lady Bay
- Driveway Parking to the Front
- Lovely Rear Garden with Home Office
- Extended Kitchen Diner with High Spec. Kitchen
- Beautifully Appointed Bay Fronted Living Room
- Separate Utility Room & Downstairs WC
- Great Loft Conversion with Full Width Box Dormer
- Principal Bedroom with Juliet Balcony & En-suite Bathroom
- Three Further Bedrooms & Bathroom



TOTAL FLOOR AREA : 1430 sq. ft. (132.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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