



Rex Gooding

55 Boxley Drive, West Bridgford, NG2 7GN

Guide Price: £375,000

This impressive three-bedroom detached property commands a highly desirable corner position in the prestigious West Bridgford area, offering exceptional street presence and outstanding potential for the discerning buyer with driveway parking for two cars and a garage. The extended accommodation seamlessly connects the main house to the garage, creating additional versatile living space that enhances both the property's functionality and appeal. With its solid foundations and well-proportioned rooms, this home presents a rare opportunity to create a truly spectacular family residence through sympathetic updating and modernisation.

The ground floor layout maximises both natural light and living space, featuring a welcoming entrance porch that leads into a generous hallway. The heart of the home is the spacious lounge diner, with sliding patio doors that create a seamless indoor-outdoor flow to the private garden, perfect for entertaining and family life. The kitchen provides excellent workspace and storage, while the additional reception room offers endless possibilities as a dining room, family room, or playroom, complete with convenient side access and direct garden connections. The ground floor is further enhanced by a downstairs toilet and sink, adding practical convenience for family living and entertaining.

Additional ground floor features include a spacious pantry store and an understairs cupboard, accessed off the hallway.

The first-floor accommodation comprises three well-proportioned bedrooms that offer flexibility for growing families, guest accommodation, or home working arrangements. The middle bedroom benefits from its own sink, while the opposite bedroom features a shower facility. All three bedrooms have fitted wardrobes, and the family bathroom is strategically positioned to serve the entire upper level, completing the upstairs accommodation. There is loft access via a hatch and loft ladder.

The attached garage/workshop provides secure parking and valuable storage space, enhanced by an electric roller door for convenience and ease of access. There is also driveway parking for two vehicles with potential to create further parking if required. The property benefits from double glazing and gas central heating system, ensuring year-round comfort and energy efficiency throughout.

Set on a corner plot, the property benefits from gardens to three sides, creating various opportunities for outdoor entertaining, children's play areas, or potential further extension subject to planning permission. With no upward chain complications, this represents an exceptional opportunity for buyers to secure a property with immense potential in sought after West Bridgford.

Accommodation & Amenities

- Three-bedroom detached property in highly desirable corner position in prestigious West Bridgford
- Spacious lounge diner with sliding patio doors leading to private garden
- Downstairs WC
- Kitchen with spacious pantry store and downstairs toilet with sink
- Additional reception room with side access and direct garden connections
- Useful understairs storage off hallway
- Three well-proportioned bedrooms including middle bedroom with sink and another bedroom with shower
- All bedrooms have fitted wardrobes
- Loft accessed via landing with loft ladder
- Attached garage/workshop with electric roller door providing secure parking and storage
- Generous amount of driveway parking with potential to create more
- Corner plot with gardens to three sides offering excellent outdoor space and extension potential
- Double glazing and gas central heating throughout with no upward chain complications

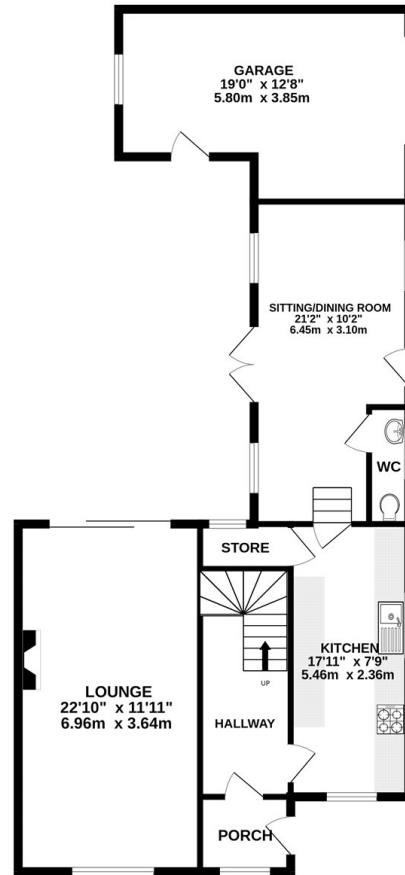




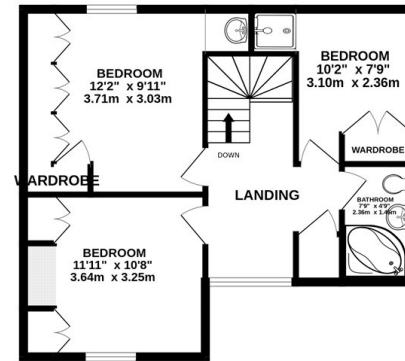




GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1490 sq.ft. (138.4 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 items 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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