Robert Ellis

look no further...







Trent Boulevard,
West Bridgford, Nottingham
NG2 5BD

£475,000 Freehold

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SPACIOUS SEMI DETACHED HOME WITH MANY ORIGINAL FEATURES RETAINED THROUGHOUT INCLUDING HIGH CEILINGS, COVING, INTERNAL DOORS, STRIPPED FLOORBOARDS AND FLOOR TILES. A FANTASTIC FOUR BEDROOM FAMILY HOME WITH THREE DOUBLE BEDROOMS, VIEWINGS HIGHLY RECOMMENDED.

The open storm porch opens into the entrance hallway with stairs rising to the first floor and door access to the living area, dining area, kitchen and cellar. The dual aspect lounge diner is light and airy and has a working fireplace and walk in bay window to the front elevation. The kitchen is a good size and has a feature circular window with a wooden shutter overlooking the rear garden.

The first floor landing has stairs rising to the second floor and doors to the two bedrooms and bathroom. The master bedroom is a great size and has two windows to the front elevation. The second bedroom is a good sized double and has a feature cast iron fireplace. The family sized bathroom has a white four piece suite.

The second floor landing has eaves storage and provides access to bedroom three and four. The south facing rear garden is landscaped with a shaped lawn, well stocked borders, covered decked seating area and brick store and timber garage. To the front there is an enclosed garden and shared driveway.

Lady Bay is a popular residential area of West Bridgford, known for its attractive tree-lined streets, character properties and strong community feel. The area offers a range of local shops, cafés and amenities, along with well-regarded schools and excellent access to Nottingham city centre. Residents can enjoy nearby riverside walks, The Hook Nature Reserve and easy access to Holme Pierrepont, while West Bridgford's wider selection of shops, restaurants and leisure facilities are also close by.





Entrance
Open storm porch with wood panelling to dado height, feature floor tiling, original leaded and stained decorative glazed panels to the side and timber entrance door with obscure double glazed light panel within and opening up into the entrance hall

Entrance Hall
With stairs rising to the first floor landing, feature arches, radiator, original tiling flooring, cupboard housing the electric consumer unit, and door access to the kitchen, living room diner and cellar which has light and power.

Living Area
13'4" into chimney recess x 12'4" (4.08m into chimney recess x 3.76m)
UPVC double glazed walk-in bay window to the front elevation with fitted plantation blinds, feature fireplace with decorative tiled insert and tiled hearth, storage cupboards into both chimney recess, coving to ceiling, radiator, ceiling rose, exposed stripped wooden floorboards and opening into the dining area.

Dining Area
12'5" into chimney recess x 10'9" (3.81m into chimney recess x 3.29m)
Coving to ceiling, UPVC double glazed window to the rear elevation, ceiling rose, continuation of the exposed stripped floorboards, decorative fireplace cast-iron style, radiator and glazed door providing access to the kitchen.

Kitchen
11'9" x 10'2" (3.60m x 3.12m)
UPVC double glazed window with fitted bespoke plantation shutter blinds to the side elevation, UPVC double glazed door opening into the rear, feature timber frame single glazed circular window with shutter, a mix of wall, base and drawer units, with wood-effect laminate work-top, tiled splashback, one-and-a-quarter ceramic sink drainer with chrome mixer tap, Belling Range-style cooker set into the chimney recess with tiled splashback with light above and extractor, plumbing and space for a washing machine, plumbing and space for a dishwasher, space for undercounter fridge and space for a tall fridge freezer, additional storage cupboards above the door and red tiled flooring.

Cellar
16'4" x 13'5" approx (5m x 4.1m approx)
Accessed from the entrance hall. Useful storage space with power and light

First Floor Landing
All original doors providing access to bedroom one, two, separate WC bathroom and stairs rising to the second floor.

Bedroom One
17'9" x 11'1" (5.43m x 3.40m)
Two UPVC double glazed windows to the front elevation, picture rail, wooden flooring and two radiators.

Bedroom Two
12'0" x 11'4" (3.68m x 3.47m)
UPVC double glazed window to the rear elevation, radiator, picture rail and original decorative cast-iron fireplace.

Separate WC
3'1" x 4'2" (0.94m x 1.29m)
Obscure UPVC double glazed window to the rear elevation, two-piece white suite comprising low-flush WC, wall-mounted wash-hand basin, tiling to dado height, wooden flooring and original door with obscure glazed light panels within.

Bathroom
8'2" x 10'2" (2.51m x 3.12m)
Four-piece white suite comprising closed coupled WC, sink over pedestal with chrome mixer tap, bath with mains fed shower over and concertina shower screen, quadrant shower with a rain water mains fed shower and further shower handset, two chrome heated towel rails, extractor fan to ceiling, vinyl flooring, majority tiling to walls, original door with obscure glazed light panel within and obscure UPVC double glazed window to the side elevation.

Second Floor Landing
Radiator, skylight window, eaves storage with lights and door access to two bedrooms.

Bedroom 3
18'8" max x 9'8" max approx (5.71m max x 2.96m max approx)
UPVC double glazed windows to the side elevation, radiator and eaves storage.

Bedroom 4
13'1" max x 9'11" max approx (4m max x 3.04m max approx)
Velux double glazed skylight window and radiator.

Outside
To the front of the property there is block paved pathway leading to the front of the property, low-level wall to the boundary, picket fence to the side and picket gate, planted area with well established bushes and shrubs, block paved shared driveway and wooden gates providing vehicle access and pedestrian access to the rear. To the rear there is a sunny south facing private and enclosed garden, which features continuation of the block paved driveway, raised covered decked seating area with power, light and outside tap, stocked beds and borders with mature trees and shrubs and brick bed edging, brick-built outbuilding with slate roof and obscure glazed window and timber garage with pitched tiled roof.

Council Tax

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 13mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



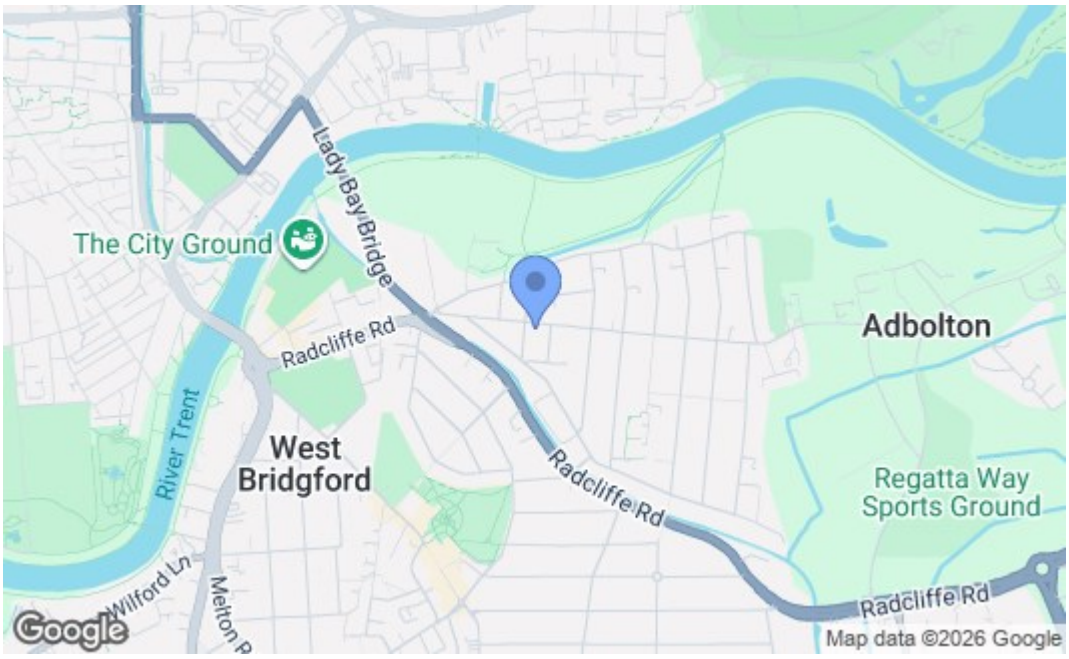


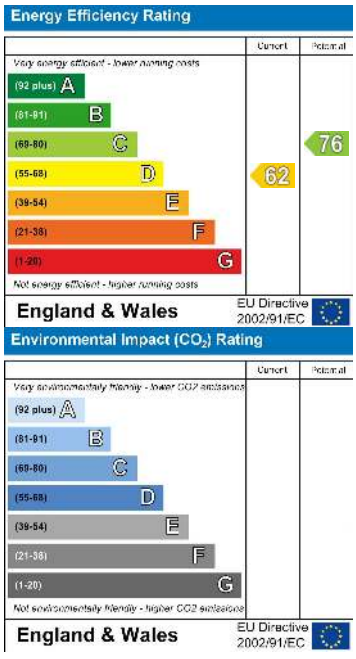












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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