



**109 Boxley Drive, West Bridgford, NG2 7GN**

Guide Price: £350,000

# 109 Boxley Drive, West Bridgford, NG2 7GN

This three-bedroom detached house in West Bridgford requires updating and modernisation throughout, but offers excellent potential with its generous lounge, practical layout, garden, and garage – all within easy reach of local shops, parks, and schools.

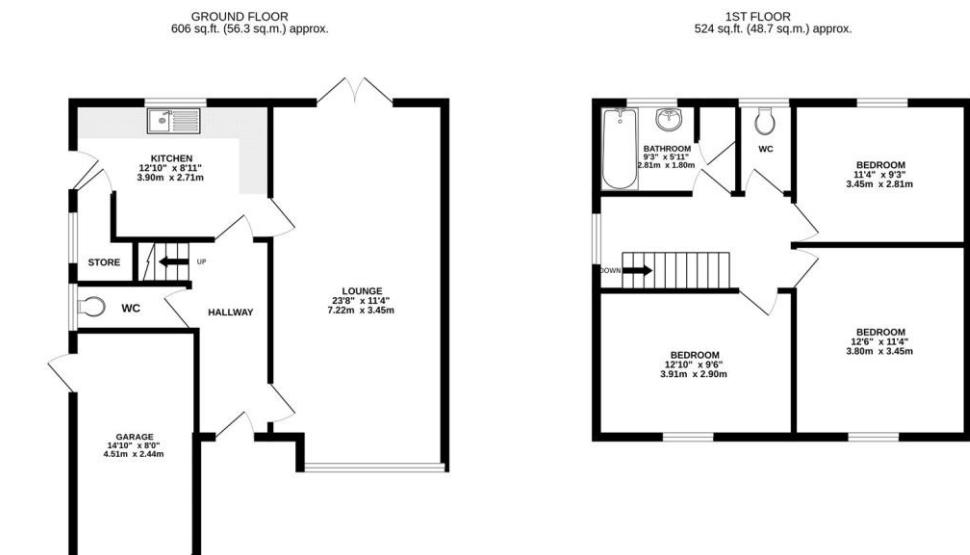
The ground floor includes a hallway leading to a generous lounge that runs the full depth of the house, with French doors opening out to the garden. The kitchen is positioned to the rear, fitted with worktop space and storage including a useful larder. Ground floor WC and external access to garage offering storage or conversion potential.

Upstairs are three comfortable bedrooms, each with space for furniture and personal touches. The bathroom has a simple layout with a separate WC next to it, keeping things convenient for busy mornings. The rooms are well proportioned and benefit from good natural light throughout the day.

Outside, the rear garden offers a private space for relaxing or gardening, while the driveway provides off-street parking in addition to the garage. The setting is one of the most appealing aspects – West Bridgford is known for its friendly community feel, independent shops, and good schools nearby. Access to local parks, cafes, and easy routes into Nottingham city centre make it an excellent choice for anyone wanting to balance town life with a bit of peace and space, with scope to personalise and add value over time. No upward chain.

## Accommodation & Amenities

- Three-bedroom detached house in West Bridgford requiring updating and modernisation throughout.



TOTAL FLOOR AREA: 1130 sq ft. (105.0 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. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or adequacy can be given.  
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