

Superior Homes

39 Boundary Road, West Bridgford, Nottingham, NG2 7BZ



ROYSTON
& LUND



**39 Boundary Road, West Bridgford
Nottingham, NG2 7BZ
£1,150,000**

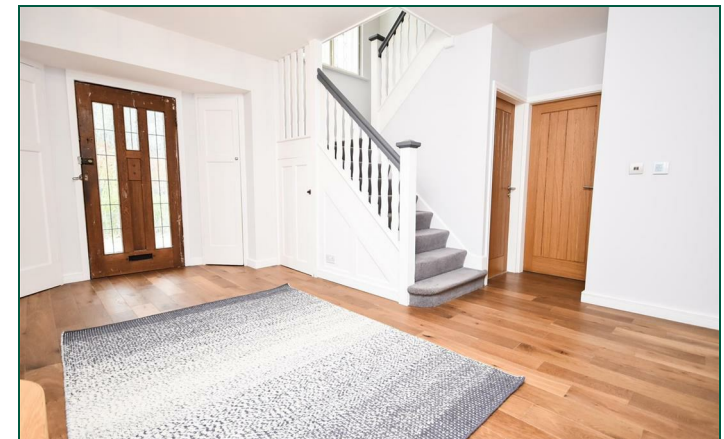
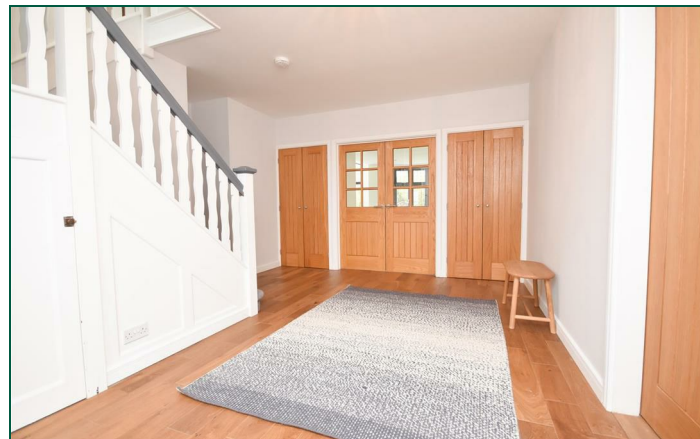
This superb traditional detached five bedrooomed home has been re-designed and extended to create a fantastic stylish family home with a much coveted 29ft Living Kitchen impressive Living/Dining room, and Lounge.

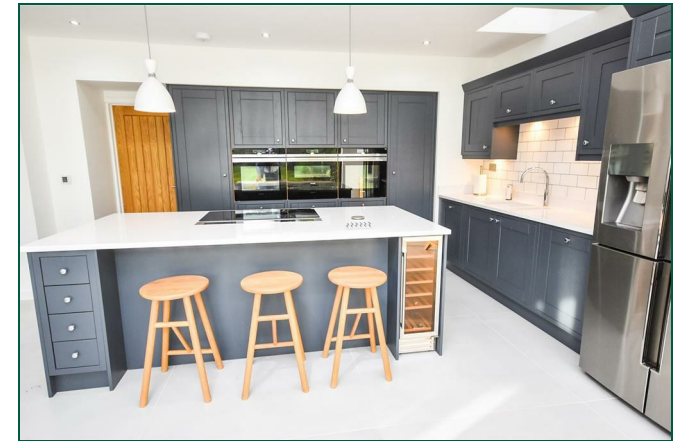
There are five bedrooms set over three floors plus a study, master bedroom and bedroom two with en-suites and shower rooms plus high specification family bathroom.

In brief the accommodation comprises entrance hall, downstairs cloaks, lounge, living/dining room, living kitchen, utility, Double Garage, to the first floor are four bedrooms and a family bathroom and two en-suites and to the second floor are bedrooms five and study and a shower room.

To the front of the property is the driveway with off road parking for numerous cars, and approximately 115feet south westerly facing lawned gardens.

Viewing is absolutely essential to appreciate the location and style of this beautiful family home.





- Detached Extended Stylish Home
- Five Bedrooms
- Bed Five & Study & shower room
- Impressive Living/Dining room
- Lounge
- Utility & Downstairs cloaks
- 29ft Living Kitchen
- High Spec Family Bathroom
- EPC C
- Two en-suites



Accommodation

Feature period arched front entrance porch with original oak leaded front entrance door opening into:

Reception Hall

13'11" x 12'4" (4.24m x 3.76m)

With solid oak floor with underfloor heating, stairs rising to the first floor, double oak doors give access to the cloaks cupboards to either side of entrance door, built in cupboards, understairs storage cupboard, radiator, further oak doors lead to:

Downstairs Cloaks

Fitted with a two piece white suite comprising low flush w.c and wall mounted wash hand basin with chrome taps, wood effect flooring, and upvc double glazed window to the front elevation

Lounge

17'10" x 14'11" into inglenook (5.44m x 4.55m into inglenook)

With leaded double glazed window to the front elevation, with feature inglenook fireplace with leaded and stained glass corner windows to either side of chimney breast, marble hearth and a Morso cast iron multi fuel burner, brushed steel sockets and fittings, wall mounted contemporary radiator, solid oak concertina doors which open into the:

Dining Living Room

20'11" x 13'3" (6.38m x 4.04m)

Extended living space with architectural feature of velux windows to either side and a feature wall of glass with sliding powder coated patio doors with feature tri-angular window which has created a light and airy space and offers views over the south westerly facing rear garden. There are two feature triple glazed windows to the side elevation, brushed steel sockets and fittings, wiring for flatscreen television, underfloor heating, recessed low voltage spotlighting, and double oak doors opening into:

Living Kitchen

29'6" x 22'1" (8.99m x 6.73m)

An architecturally designed fantastic living space with part vaulted ceiling with powder coated floor to ceiling windows and sliding patio doors, and top light offering views over the west facing rear garden. There is a range of high spec painted oak wall and base units with soft closing doors and drawers, and Quartz stone work surfaces over, with inset Franke sink unit with chrome swan neck mixer tap and also built in Quooker hot water tap, eye level glass and stainless steel Siemens oven and grill with warming drawer, central island with Siemens ceramic induction hob with central retractable extractor fan, integrated Siemens dishwasher, space and plumbing for American style fridge/freezer, ceramic vinyl tiled floor with underfloor heating and recessed spotlighting, feature double glazed bay window which offers view over the rear garden, wiring for flatscreen television, breakfast bar, built in wine cooler.

A fantastic Kitchen/Living space which must be viewed to appreciate.

Utility Room

With a range of matching base units with work surfaces over, incorporating one and a half bowl sink unit with chrome hose mixer tap over, tiled splashbacks, brushed steel sockets and fittings, space for washing machine and tumble dryer, tiled floor door giving access to the rear elevation, further door leading into;

Double Garage

16'11" x 14'5" (5.16m x 4.39m)

With electric up and over door with door to the side elevation, power and light

First floor landing

With original stained glass window to the front elevation, within double glazed unit, wall mounted radiator, brushed steel sockets and fittings, and doors leading to:

Bedroom One

21' x 11'6" (6.40m x 3.51m)

With part vaulted ceiling with two velux windows to either side, triple glazed window which overlooks the rear garden, contemporary wall mounted radiator, brushed chrome sockets and fittings, low voltage recessed spotlighting, built in wardrobes and door opening into the:

En-suite Shower Room

11'3" x 6'9" (3.43m x 2.06m)

Fitted with a three piece contemporary suite with walk in wet room style shower cubicle with glass shower screen and remote control Aqualisia llux shower over, with chrome soaker and extra shower over, Keuco vanity unit wash hand basin with Axor Hansgrohe water fall mixer tap over, Villeroy & Bosch low flush w.c and fully tiled wash hand basins, Porcenlosa tiled floor and walls, double glazed leaded window to the front elevation, extractor fan, recessed spotlighting, and contemporary wall mounted radiator

Bedroom Two

18'4" x 12'5" (5.59m x 3.78m)

With triple glazed feature bay window to the rear elevation which offers views over the rear garden, brushed steel sockets and fittings, replacement contemporary school house radiator, and old style cast iron radiator, tv aerial point, recessed low voltage spotlighting, in entrance area are built in slide-robies, door opening to:

En-suite Shower Room

Fitted with a contemporary three piece white suite comprising double shower cubicle with mains fed shower over, with extra shower fitting set in chrome , fully tiled walls, and floor, extractor fan, recessed spotlighting, pedestal wash hand basin with chrome mixer tap over, low flush w.c and wall mounted towel radiator

Bedroom Three

13' x 8'11" (3.96m x 2.72m)

With dormer double glazed window to the front elevation with secondary double glazing, radiator, archway leads to the:

Storage Space

10'10" x 4'6" (3.30m x 1.37m)

This has potential for conversion to en-suite (subject to regulations) with velux window to the side elevation and wall light

Bedroom Four

8'3" x 6'10" (2.51m x 2.08m)

With double glazed leaded window to the front elevation and radiator

Family Bathroom

12'5" x 10'5" (3.78m x 3.18m)

Fitted with a high spec four piece suite comprising contemporary free standing bath with wall mounted Axor Hansgrohe faucet tap with extra

shower fittings, contemporary vanity unit wash hand basin with Axor Hansgrohe chrome mixer tap over, with storage below, wall mounted Geberit concealed cistern low flush w.c and walk in shower Wet room area with remote control Aqualisia llux shower system with soaker shower and extra shower fittings, tiled floor and recess shelving, majority tiled walls, built in storage cupboard and triple glaze dormer window offering view over the rear garden, extractor fan

Second floor landing

With half landing and double glazed window to the front elevation and landing area gives access to

Bedroom Five

14' x 9'6" (4.27m x 2.90m)

Measured at floor height with sloping ceilings, with two velux windows to the rear elevation with views over the rear garden, radiator, further velux window to the front elevation and further door gives access to eaves storage space

Ideal space for Guests/Teenager/AuPair

Shower Room

Fitted with a three piece suite comprising shower cubicle with electric shower over, glass shower screen, corner wash hand basin with chrome taps over, low flush w.c and part tiled walls, chrome shaver point, velux window to the rear elevation, slate tiled floor

Study

8'4" x 6' (2.54m x 1.83m)

Measured at floor height with sloping ceilings, exposed beams, velux window to the side elevation, access to eaves storage and radiator

Outside

To the front of the property there is a brick walled boundary with fencing, set between brick gate posts which lead to a sizeable block paved driveway for off road parking for numerous cars at the front, with access to the Garage and front entrance door. There is gravelled bedding, with a variety of plants and shrubs with gated access to the side which leads through to the rear of the property. The rear garden measures approximately 115ft in length and is of south westerly aspect, with recently laid stone patio, spanning the width of the property and raised bedding area ideal for herb/vegetable garden and this overlooks the expansive lawned garden area with herbaceous borders containing a variety of plants trees and shrubs and paved pergola creeper seating area, hardstanding for garden sheds, and outside lighting, steps lead down to the rear section of the garden

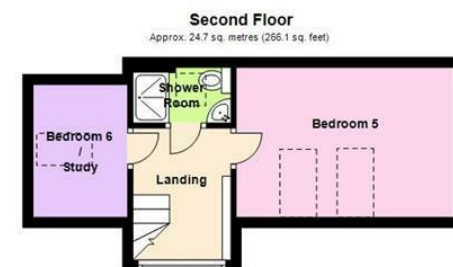
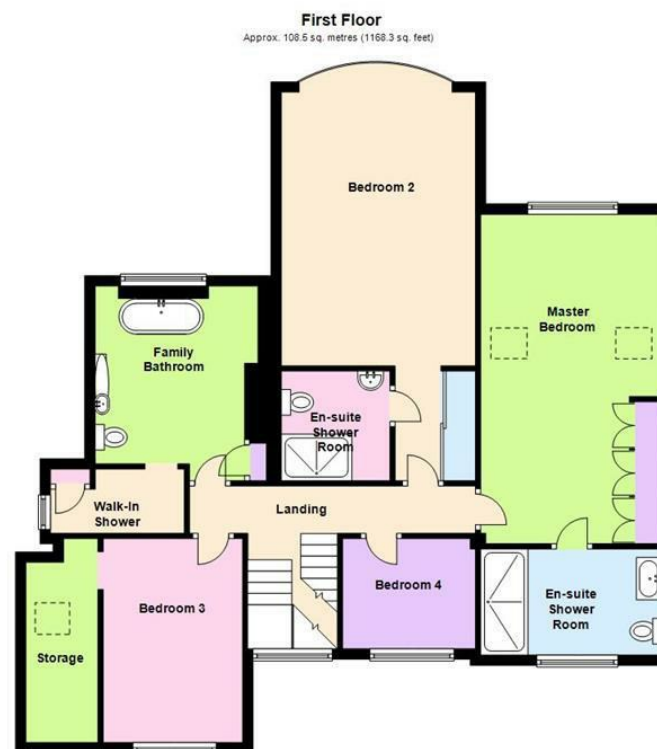
Services

Gas, electricity, water and drainage are connected.

Council Tax Band

The local authority have advised us that the property is in council tax band F which we are advised, currently incurs a charge of £2586.89
Prospective purchasers are advised to confirm this.





Total area: approx. 297.0 sq. metres (3196.4 sq. feet)



Boundary Road is within close proximity to West Bridgford Town Centre, which offers a wide range of shops from the independent butcher, baker, grocer, to the M&S Simply Food store and also benefits from its fortnightly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and delis. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket ground is home to Test Cricket.

Nottingham also has two world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants within 3 miles.

West Bridgford lies within easy access of all the major road Links, East Midlands Airport, and East Midlands Parkway Railway Station which provides speedy access to London.

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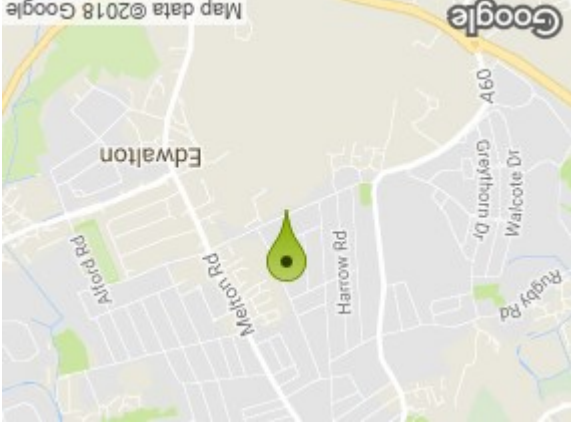


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