



**Melton Road, Tollerton Nottingham NG12 4EN**



**welcome to**

**Melton Road, Tollerton Nottingham**

William h brown have pleasure offering this executive 5 double bedroom detached home, incredibly SUNNY and BRIGHT, finished to a high standard throughout in the popular village of Tollerton.



### Entrance Hall

Door to front aspect, with doors leading to the front reception rooms, downstairs wetroom and Kitchen/Diner/ Family Room. Under stairs cupboard, stairs leading to the first floor, contemporary porcelain tiled flooring.

### Wetroom

Fitted with wall hung unit and basin, WC. Tiled shower area, with tiling to the walls and floor, towel radiator and shaver point.

### Living Room

10' 10" plus bay window x 10' 9" ( 3.30m plus bay window x 3.28m )  
Dual aspect windows, television point and underfloor heating.

### Home Office / Bedroom Five

14' 6" x 11' 4" ( 4.42m x 3.45m )  
Double glazed double doors to side, double glazed windows. Radiator.

### Kitchen/Family Room

29' 8" x 20' 11" ( 9.04m x 6.38m )  
Fitted with a matching range of base and eye level units with Quartz worktop space over an 1 1/2 bowl composite sink with mixer tap. Integrated dishwasher, fridge and oven with hob and extractor hood over. Under floor piped heating system which runs along with radiators, dual aspect with three windows and bi-fold doors to the rear of the property, skylight window.

### Utility Room

9' 6" x 7' ( 2.90m x 2.13m )  
Range of base level units with worktop space over. Sink with mixer tap over, plumbing for washing machine and American style fridge/freezer, space for tumble dryer. Door to side access.

### Bedroom One

20' 10" x 13' 6" ( 6.35m x 4.11m )  
Dual aspect glazed windows, radiator.

### Ensuite

Three -piece suite comprising shower cubicle, wash hand basin and WC. Heated towel rail, tiling to walls.

### Bedroom Two

12' 3" x 11' 4" ( 3.73m x 3.45m )  
Dual aspect glazed windows, radiator.

### Ensuite

Three-piece suite comprising shower cubicle, wash hand basin and WC. Heated towel rail, tiling to walls and double glazed small window.

### Bedroom Three

11' 2" x 9' 1" ( 3.40m x 2.77m )  
Double glazed window, radiator

### Ensuite

Three-piece suite comprising shower cubicle, wash hand basin and WC. Heated towel rail, tiling to walls

### Bedroom Four

10' 11" x 10' 9" ( 3.33m x 3.28m )  
Double glazed window, radiator.

### Bathroom

Three -piece suite comprising P-Shaped bath with shower over, wash hand basin and WC. Heated towel rail, tiling to walls and double glazed window.



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## **Melton Road, Tollerton Nottingham**

- Five-bedroom detached home
- Seamlessly extended and refurbished throughout
- Traditional charm with spacious open plan living
- 29' Kitchen/Diner
- 5-bathrooms

Tenure: Freehold EPC Rating: C

**£650,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBF103411 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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