









# welcome to

# **Burnside Grove, Tollerton NOTTINGHAM**

William h Brown have pleasure offering this executive 5-bedroom detached house, with three reception rooms and situated on a substantial plot, perfectly located in the popular village of Tollerton. VIEWING IS HIGHLY RECOMMENDED!













#### **Entrance Hall**

Door to front aspect, doors leading to:

#### Cloakroom

Mid level WC, wash hand basin, radiator, window to side aspect

### Study

13' 1" x 6' 10" ( 3.99m x 2.08m ) Window to side aspect, radiator

### **Living Room**

18' 4" x 16' 1" ( 5.59m x 4.90m )

Two French doors to rear garden, underfloor heating, radiator, inglenook fireplace with brick surround, television points

#### Kitchen / Diner

34' 6" x 11' 8" ( 10.52m x 3.56m )

Fitted with wall and base units with work surfaces above, electric oven with gas hob and cooker hood above, space for fridge/freezer, sky window, underfloor heating, doors to side and rear garden,

#### **Bedroom Five**

21' 3" x 17' 5" Max ( 6.48m x 5.31m Max ) Window to front aspect, radiator, fitted wardrobes

### **Utility Room**

7' 8" x 5' 8" ( 2.34m x 1.73m )

Fitted with base units with surfaces above, space and plumbing for two washing machines.

### Landing

With doors leading to Bedrooms 1 - 4, and family bathroom

### **Bedroom One**

16' 1" x 15' 11" ( 4.90m x 4.85m )

Window to side aspect, radiator, door to ensuite

### **Ensuite**

Mid level WC, two sinks, large shower cubicle, window to side aspect

#### **Bedroom Two**

12' 9" x 10' 8" ( 3.89m x 3.25m ) window to side aspect, radiator

#### **Bedroom Three**

11' 9" x 9' 10" ( 3.58m x 3.00m ) window to front aspect, radiator

#### **Bedroom Four**

11' 8" x 7' 11" ( 3.56m x 2.41m ) Window to rear aspect, radiator

#### Bathroom

A five-piece suite comprising a mid-level WC, wash hand basin, bidet, shower cubicle and whirlpool/massage bath with mixer taps, with fully tiles walls and window to side aspect.

### **Externally**

A brickweave driveway providing off road parking for 5 to 6 cars which is leading to a double Garage, which in turn has power and lighting facilities and an up and over door.

The rear garden is fully enclosed and predominantly laid to lawn, with a large paved patio area (currently used perfectly for outdoor dining and entertaining), a raised composite decking area, mature shrubs and hedging around the perimeter and backs onto fields





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# **Burnside Grove, Tollerton NOTTINGHAM**

- Five-bedroom detached house
- Main bedroom with ensuite
- Three-reception rooms
- Excellent sized plot
- Double garage and driveway

Tenure: Freehold EPC Rating: C

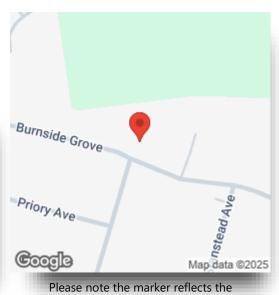
offers in excess of

£850,000









postcode not the actual property

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Property Ref: WBF103405 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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