

# HoldenCopley

PREPARE TO BE MOVED

Melton Road, Tollerton, Nottinghamshire NG12 4EL

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Guide Price £600,000 - £650,000

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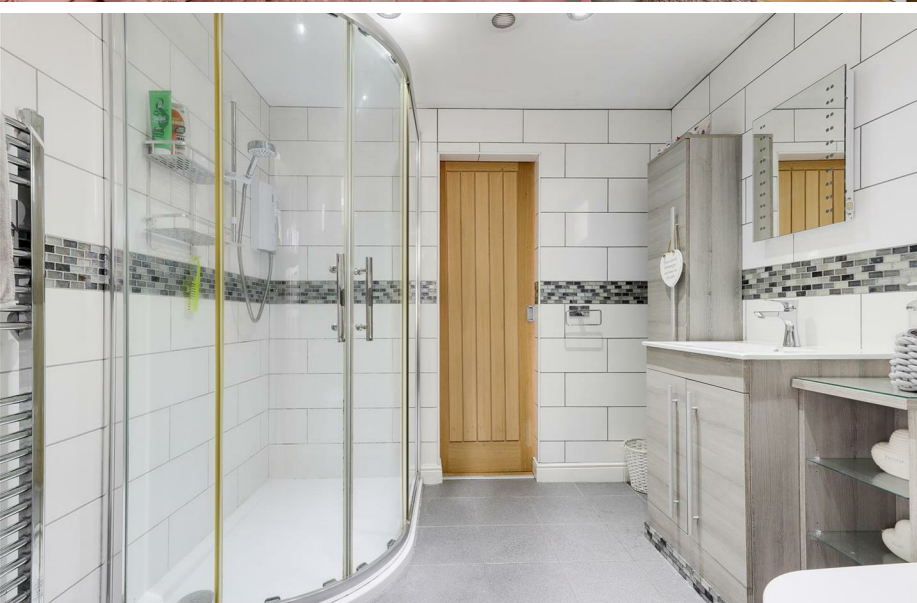
GUIDE PRICE: £600,000 - £650,000

PREPARE TO BE IMPRESSED...

This substantial detached dormer bungalow offers spacious accommodation both inside and out, situated on a generous-sized plot and benefiting from significant improvements throughout, including an extensive refurbishment with work being carried out in every room to ensure it is move-in ready. Located in Tollerton on a quiet rural road surrounded by open countryside fields and easy commuting links via the A52, this property provides an ideal blend of tranquility and convenience. The ground floor features an inviting entrance hall leading to an extensive living room area with bi-folding doors to the rear, a large kitchen diner equipped with high-end integrated appliances, a separate utility room, a versatile garden room/office, a shower room, and two large double bedrooms sharing a Jack & Jill en-suite. The first floor boasts a spacious master bedroom with double French doors opening onto a balcony overlooking the rear, accompanied by an en-suite. Additionally, the first floor includes another well-sized bedroom. Outside, the front of the property offers a large driveway providing ample off-road parking for multiple cars, while the rear presents a generous south-facing garden with multiple seating areas and a bespoke built bar area, perfect for entertaining and relaxation.

MUST BE VIEWED









## GROUND FLOOR

### Entrance Hall

The entrance hall has wooden flooring, an in-built cupboard, carpeted stairs with chrome spindles, a radiator, and a composite door providing access into the accommodation.

### Living Room

12'7" x 10'5" (3.84 x 3.20)

The living room has a UPVC double-glazed bay window with integral blinds to the front elevation, Karndean flooring, a radiator, a TV point, and open plan to an extensive area.

### Living Room

14'7" x 12'5" (4.46 x 3.79)

This space has continued Karndean flooring, a radiator, and a bi-folding door opening out to the rear garden.

### Kitchen Diner

22'10" x 16'9" (6.97 x 5.13)

The kitchen has a range of fitted base and wall units with wooden worktops, an undermount sink and a half with a swan neck mixer tap, two integrated NEFF hide and slide ovens, an induction hob with an angled extractor fan, an integrated NEFF microwave, an integrated NEFF coffee machine, an integrated wine fridge, an integrated dishwasher, space for an American-style fridge freezer, space for a dining table, Karndean flooring, a radiator and a vertical radiator, recessed spotlights, and multiple UPVC double-glazed windows.

### Utility

10'9" x 4'7" (3.30 x 1.42)

The utility room has space and plumbing for a washing machine, space for a tumble-dryer, a wall-mounted BAXI boiler, Karndean flooring, and a single UPVC door to access the garden.

### Office / Garden Room

22'3" x 10'3" (6.80 x 3.14)

This versatile space has wood-effect flooring, two radiators, UPVC double-glazed windows with integral blinds, and double French doors opening out to the garden.

### Shower Room

7'3" x 4'9" (2.22 x 1.45)

This space has a low level dual flush W/C, a wall-mounted wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, fully tiled walls, tiled flooring, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Two

19'10" x 10'5" (6.05 x 3.19)

The second bedroom has two UPVC double-glazed windows to the rear elevation, wooden flooring, a TV point, a radiator, and a sliding door providing access into the Jack & Jill en-suite.

### En-Suite

7'8" x 7'3" (2.35 x 2.22)

The Jack & Jill en-suite has a concealed dual flush W/C combined with a vanity unit wash basin with fitted storage underneath, a corner fitted shower enclosure with a wall-mounted electric shower fixture, tiled flooring, a chrome heated towel rail, fully tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Three

16'0" x 12'5" (4.88 x 3.80)

The third bedroom has two UPVC double-glazed windows to the front elevation, wooden flooring, a radiator, a TV point, and a sliding door providing access to the Jack & Jill en-suite.

## FIRST FLOOR

### Master Bedroom

23'9" x 18'0" (7.25 x 5.50)

The main bedroom has three Velux windows with fitted blinds, carpeted flooring, eaves storage, a radiator, access into the en-suite, a UPVC double-glazed window with integral blinds and double French doors with integral blinds providing access to a balcony area.

### En-Suite

9'0" x 7'1" (2.75 x 2.17)

The en-suite has a concealed dual flush W/C combined with a vanity unit wash basin, a double-ended Jacuzzi-style sunken bath with a pull out handheld shower head, fully tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Four

13'8" x 12'1" (4.19 x 3.70)

The fourth bedroom has carpeted flooring, a Velux window with a fitted blind, and eaves storage.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing ample off-road parking.

### Rear

To the rear of the property is a private enclosed south-facing garden with block-paved patio areas, a lawn, a range of decorative plants and shrubs, rockery and slate chipped areas, courtesy lighting, a decked seating area with a bespoke-built bar, two sheds, a store area, and hedged boundaries overlooking open country fields.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Very low risk of surface water flooding

Very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues –

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band E

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

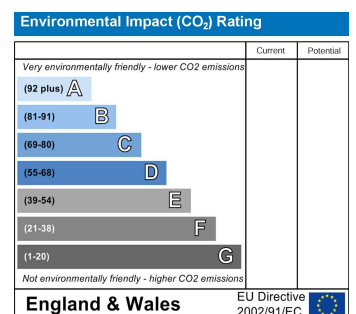
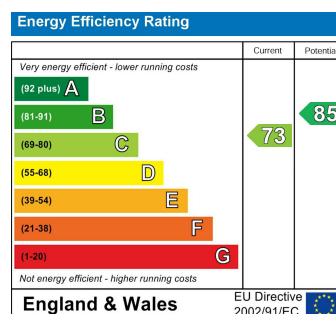
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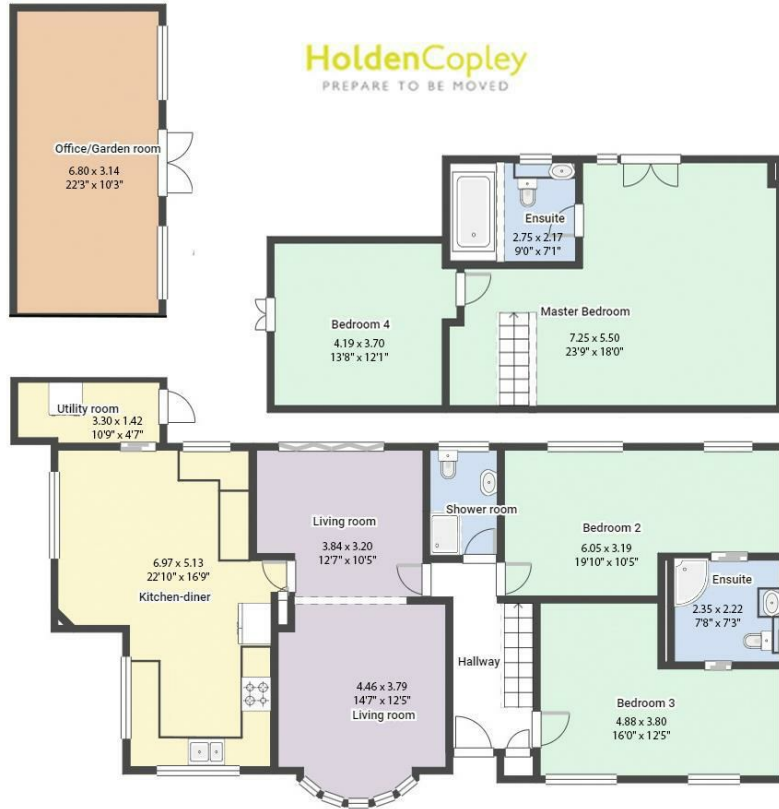
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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