

HoldenCopley

PREPARE TO BE MOVED

High Meadow, Tollerton, Nottinghamshire NG12 4DZ

Guide Price £650,000 - £700,000

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IMMACULATELY PRESENTED DETACHED FAMILY HOME...

This beautifully presented four-bedroom detached home offers spacious and versatile accommodation, making it the ideal choice for a family seeking a property they can move straight into. Immaculately maintained throughout, the home is a true credit to the current owners, showcasing a high standard of finish and care in every detail. Situated in a sought-after location, it benefits from excellent proximity to a range of local amenities including shops, great transport links, and top-rated school catchments. The ground floor comprises a porch and entrance hall, a convenient W/C, a generous living room with a feature fireplace and double French doors opening into a light-filled conservatory which also has double french doors opening out to the garden, and a stylish kitchen diner fitted with modern units, Quartz worktops and integrated appliances. A separate utility room and a versatile office space add to the home's practicality, offering the perfect solution for remote work, study, or a quiet retreat. Upstairs, the property boasts four well-proportioned double bedrooms, three of which benefit from built-in wardrobes. The master bedroom features a sleek en-suite shower room, while the remaining rooms are served by a contemporary three-piece family bathroom. There is also easy access to the loft, providing additional storage. Externally, the home sits on a generous plot with a block-paved driveway, a double garage with electric doors, and a neat front garden with a lawn and mature trees. To the rear, a beautifully maintained, south-facing garden awaits—complete with a patio area, well-kept lawn, and a variety of mature shrubs, trees, and vibrant planting, perfect for relaxing or entertaining outdoors. With its generous living space, immaculate presentation, and prime location, this exceptional home offers the perfect blend of comfort, style, and convenience—ideal for modern family living.





- Detached Family Home
- Four Double Bedrooms
- Modern Fitted Kitchen-Diner With Quartz Worktops & Integrated Appliances
- Two Spacious Reception Rooms & Conservatory
- Ground Floor W/C & Utility Room
- Contemporary Bathroom & En-Suite
- Driveway & Double Garage With Electric Doors
- Beautifully Maintained South-Facing Rear Garden
- Sought After Village Location
- Total Area: 196.67 sq.m (2,116.93 sq.ft Approx)





GROUND FLOOR

Porch

The porch has UPVC double-glazed windows to the front elevation, tiled flooring, courtesy lighting and UPVC double French doors providing access into the accommodation.

Hall

8’0" x 15’7" (2.44m x 4.75m)

The hall has UPVC double-glazed internal windows with fitted shutters, Karndeian flooring, carpeted stairs, an under the stairs cupboard, two radiators, wall-mounted light fixtures, coving and a single composite door.

W/C

6’7" x 3’0" (2.01m x 0.92m)

This space has a low level flush W/C, a wash basin with fitted storage, Karndeian flooring, a radiator and a UPVC double-glazed obscure window to the side elevation.

Living Room

23’2" x 11’10" (7.06m x 3.61m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, a feature fireplace with a decorative surround, two TV points, wall-mounted light fixtures, coving, recessed spotlights and UPVC double French doors providing access into the conservatory.

Conservatory

11’9" x 11’2" (3.59m x 3.41m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, tiled flooring, wall-mounted light fixtures, a polycarbonate roof with a velux window and UPVC double French doors providing access out to the garden.

Kitchen-Diner

23’6" (max) x 12’4" (7.18m (max) x 3.77m)

The kitchen-diner has a range of fitted shaker style base and wall units with Quartz worktops, an integrated fridge-freezer, dishwasher, Bosch oven and Bosch microwave, a Bosch induction hob with an extractor hood, an inset stainless steel sink with a swan neck mixer tap and draining grooves, Karndeian flooring, two radiators, space for a dining table, recessed spotlights and UPVC double-glazed windows to the rear elevation.

Utility Room

7’3" x 5’0" (2.22m x 1.54m)

The utility room has fitted shaker style base and wall units with a Quartz worktop, space and plumbing for a washing machine and tumble dryer, a stainless steel sink with a drainer and a swan neck mixer tap, Karndeian flooring, a radiator, recessed spotlights and a single door providing side access.

Office

10’8" x 9’8" (3.26m x 2.96m)

The office has a UPVC double-glazed window with fitted shutters to the side elevation, carpeted flooring, a radiator, coving and access into the loft.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window with fitted shutters to the front elevation, carpeted flooring, a radiator, wall-mounted light fixtures, a built-in cupboard and provides access to the first floor accommodation.

Master Bedroom

14’11" x 9’10" (4.56m x 3.02m)

The main bedroom has a UPVC double-glazed window with fitted shutters to the rear elevation, carpeted flooring, a radiator, wall-mounted light fixtures, a wall-mounted TV point, coving and access into the en-suite.

En-Suite

8’7" x 3’9" (2.62m x 1.16m)

The en-suite has a low level concealed dual flush W/C, a wash basin with fitted storage, an illuminated LED vanity mirror with anti-fog demist, touch sensor and an electric shaving point, a fitted shower enclosure with an electric shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

11’10" x 10’4" (3.63m x 3.15m)

The second bedroom has a UPVC double-glazed window with fitted shutters to the front elevation, carpeted flooring, a radiator, a wall-mounted TV point and built-in wardrobes.

Bedroom Three

8’5" x 11’10" (2.59m x 3.62m)

The third bedroom has a UPVC double-glazed window with fitted shutters to the rear elevation, carpeted flooring, a radiator, a wall-mounted TV point and built-in wardrobes.

Bedroom Four

8’2" x 10’4" (2.49m x 3.17m)

The fourth bedroom has a UPVC double-glazed window with fitted shutters to the rear elevation, carpeted flooring, a radiator, a built-in wardrobe with drawers, coving and access into the loft.

Bathroom

6’6" x 8’7" (2.00m x 2.63m)

The bathroom has a low level concealed dual flush W/C, a wall-mounted wash basin with fitted storage, an illuminated LED vanity mirror with anti-fog demist and touch sensor, an electric shaving point, a fitted panelled bath with a mains-fed over the head shower and a glass shower screen, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a block paved driveway, a garden with a lawn and mature trees and a single wooden gate providing rear access.

Rear

To the rear is a private south-facing garden with a fence panelled boundary, a patio, a lawn, mature shrubs and trees and various plants.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed – Superfast - 37 Mbps (Highest available download speed) 8 Mbps (Highest available upload speed)
- Phone Signal – All 4G, most 5G & some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band F
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.

The vendor has advised the following:
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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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Ground Floor: 90.89 sq.m (978.33 sq.ft approx)

First Floor: 65.78 sq.m (708.05 sq.ft approx)

Total: 156.67 sq.m (1686.38 sq.ft approx)

FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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