

HoldenCopley

PREPARE TO BE MOVED

Melton Road, Tollerton, Nottinghamshire NG12 4EN

£450,000

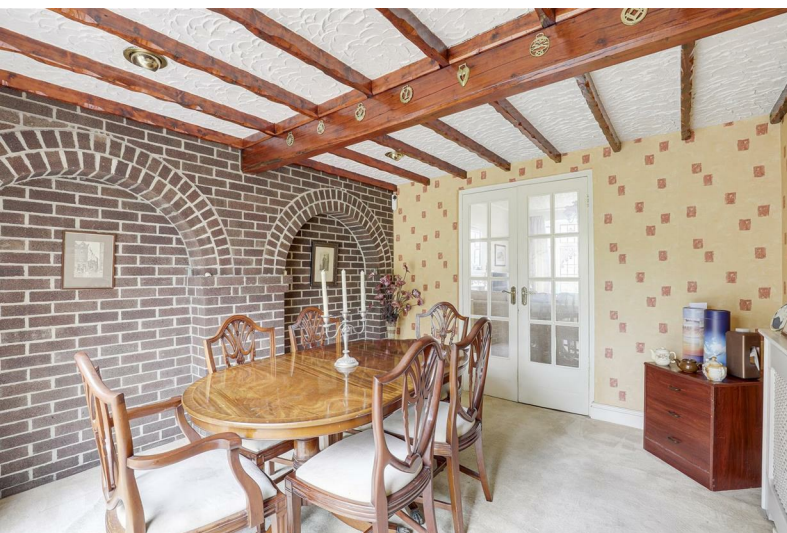
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NO UPWARD CHAIN...

Nestled in the highly sought-after village of Tollerton, this charming semi-detached home offers a generous and flexible layout, ideal for a family looking for a property ready to move into, and it is offered with no upward chain. The location is particularly convenient, with local shops just a short walk away, excellent transport links nearby, and a selection of well-regarded schools, making everyday life both practical and well-connected. The ground floor features a welcoming porch and entrance hall, leading into a bright bay-front living room that flows seamlessly into the dining room. The dining area benefits from sliding doors that open onto the rear garden, creating a light and airy space perfect for family meals or entertaining. From the dining room, there is access to a fitted kitchen with a breakfast bar, designed to combine style and functionality. An inner hall provides open access into a cosy snug, ideal for relaxing or creating a quiet space for reading or working from home. On the first floor, there are three comfortable bedrooms, each offering ample space, alongside a well-appointed four-piece bathroom suite. Outside, the property continues to impress. At the front, there is a neat lawn bordered with established shrubs and bushes, with a driveway leading to a double garage that includes access to a utility room. The rear garden is generously proportioned and fully enclosed, offering a peaceful and private space. It features a paved patio area perfect for outdoor dining, a well-maintained lawn, and a variety of mature trees, shrubs, and bushes, all framed by mature hedging, providing both seclusion and a pleasant natural backdrop.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room & Snug
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Double Garage With A Utility Area
- Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Porch

10'0" x 4'3" (3.07m x 1.30m)

The porch has tiled flooring, UPVC double glazed windows to the side elevations, and a door opening to the front garden.

Entrance Hall

11'1" x 9'10" (3.39m x 3.02m)

The entrance hall has wood flooring, carpeted stairs, an under-stairs cupboard, a radiator, a picture rail, stain glassed windows to the front elevation, and a door with stained glass inserts providing access into the accommodation.

Living Room

16'10" x 11'11" (5.14m x 3.65m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a feature fireplace, a TV point, a picture rail, coving to the ceiling, and carpeted flooring.

Dining Room

11'10" x 11'1" (3.62m x 3.38m)

The dining room has carpeted flooring, a radiator, wooden beams to the ceiling, and sliding doors opening to the rear garden.

Kitchen

13'5" x 10'5" (4.09m x 3.19m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, electric hob and extractor hood, a dishwasher, space for fridge freezer, a radiator, recessed spotlights, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

Inner Hall

10'4" x 3'1" (3.16m x 0.94m)

The inner hall has wood flooring, a picture rail, recessed spotlights, and open access into the snug.

Snug

10'5" x 10'4" (3.19m x 3.16m)

The snug has two UPVC double glazed windows to the side elevation, a radiator, a picture rail, and carpeted flooring.

FIRST FLOOR

Landing

10'4" x 9'10" (3.15m x 3.02m)

The landing has a UPVC double glazed windows to the side elevation, an in-built cupboard, a picture rail, a radiator, carpeted flooring, access into the loft, and access to the first floor accommodation.

Bedroom One

13'7" x 11'8" (4.16m x 3.56m)

The first bedroom has a UPVC double glazed bay window to the front elevation, a radiator, fitted wardrobes and overhead cupboards, a picture rail, and carpeted flooring.

Bedroom Two

11'8" x 8'11" (3.57m x 2.72m)

The second bedroom has two UPVC double glazed windows to the rear and side elevation, a radiator, a picture rail, and carpeted flooring.

Bedroom Three

9'8" x 9'2" (2.96m x 2.80m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, a picture rail, and carpeted flooring.

Bathroom

10'1" x 9'6" (3.08m x 2.92m)

The bathroom has two UPVC double glazed obscure windows to the side elevation. a low level flush W/C, a Jacuzzi style bath with wall-mounted mixer taps, a wall-mounted wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recess spotlights, floor-to-ceiling tiling, and riled flooring.

OUTSIDE

Front

To the front of the property is a lawn, planted areas with establishes shrubs and bushes, and a driveway giving access to the double garage.

Garage

23'7" x 18'3" (7.19m x 5.58m)

The double garage has a door opening to the rear garden, an in-built storage area, lighting, electrics, two up-and-over doors opening out to the driveway, and access into the utility room.

Utility Room

10'5" x 5'2" (3.19m x 1.59m)

The utility room has a window to the rear elevation, a worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, and tiled flooring.

Rear

To the rear of the property, there is a well-enclosed, generously proportioned garden. It features a paved patio area ideal for outdoor seating, a neatly maintained lawn, and a variety of established trees, shrubs, and bushes. The garden is bordered by mature hedging, providing both privacy and a pleasant, natural backdrop

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

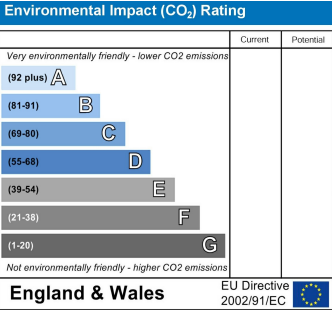
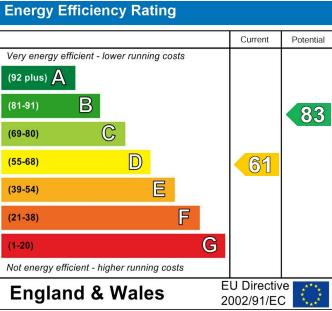
The vendor has advised the following:
Property Tenure is Freehold

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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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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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