



4 High Meadow,  
Tollerton, NG12 4DZ



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\*\*\*\*\* Guide £400,000 - £425,000 \*\*\*\*\*

This detached bungalow provides spacious accommodation including; an entrance hallway, an open plan lounge/dining room, a breakfast kitchen with a range of built in appliances and French doors opening to the rear garden, plus two good size bedrooms overlooking the rear garden, a modern fitted shower room, and a separate wc.

Benefiting from gas central heating, and UPVC double glazing, the property has mature enclosed gardens to the rear, further gardens to the front and side, plus a driveway and double garage providing off road parking for a number of vehicles.

Situated in the sought after village of Tollerton, the property is within easy reach of a good local Primary School, Nottingham City Centre, and surrounding villages via main road routes and local transport links.

Offered to the market with no upward chain. Viewing is recommended.

**Guide Price £400,000**







## ACCOMMODATION

The UPVC entrance door opens into the entrance hallway. The entrance hallway has two windows to the side, a radiator, ceiling light points, a storage cupboard (with tiled flooring, and housing the Remeha central heating boiler), and doors opening to the wc, the shower room, the open plan lounge/dining room, the breakfast kitchen, and both bedrooms.

The wc has a wash hand basin, and a wc. There is a window to the side, a radiator, and space to hang coats.

The open plan lounge/dining room has two window to the front, a further window to the side, two radiators, a gas fire set in a surround, coving, and wall lighting.

The family shower room has a shower cubicle with an electric shower, and a vanity unit incorporating the wash hand basin with a mixer tap, the concealed flush wc, and storage cupboards. There is a window to the side, a wall mounted mirror, ceiling spot lighting, and an airing cupboard (housing the hot water cylinder).

Bedroom one has windows to the side and rear, a radiator, and two ceiling light points.

Bedroom two also has windows to the side and rear, a radiator, and a ceiling light point.

Finally, the breakfast kitchen has a range of wall, drawer and base units, under cabinet lighting, tiled splash backs and roll edge work surfaces, a one and a half bowl sink and drainer unit with a mixer tap over, and built in appliances including a dishwasher, a fridge, a freezer, an Electrolux double oven, and a four ring gas hob. There is plenty of space for a dining table and chairs, ceiling spot lighting, a door opening to the side, French doors opening to the rear garden.

## OUTSIDE

To the front of the property there is a lawned garden, with mature trees and shrubs, a pathway leading the entrance door, and a further pathway giving wrought iron gated access to the side and rear.

The driveway provides off road parking for up to two vehicles, and in turn gives access to the DOUBLE GARAGE (with an up and over door, and a pedestrian door opening to the rear garden).

There are further lawned gardens to the side of the property.

The rear garden includes a patio seating area, a large lawned area, and mature shrubs. Fully enclosed by timber screen fencing, the garden has an external tap, and external lighting.

## Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,113.72.

## Referral Arrangement Note

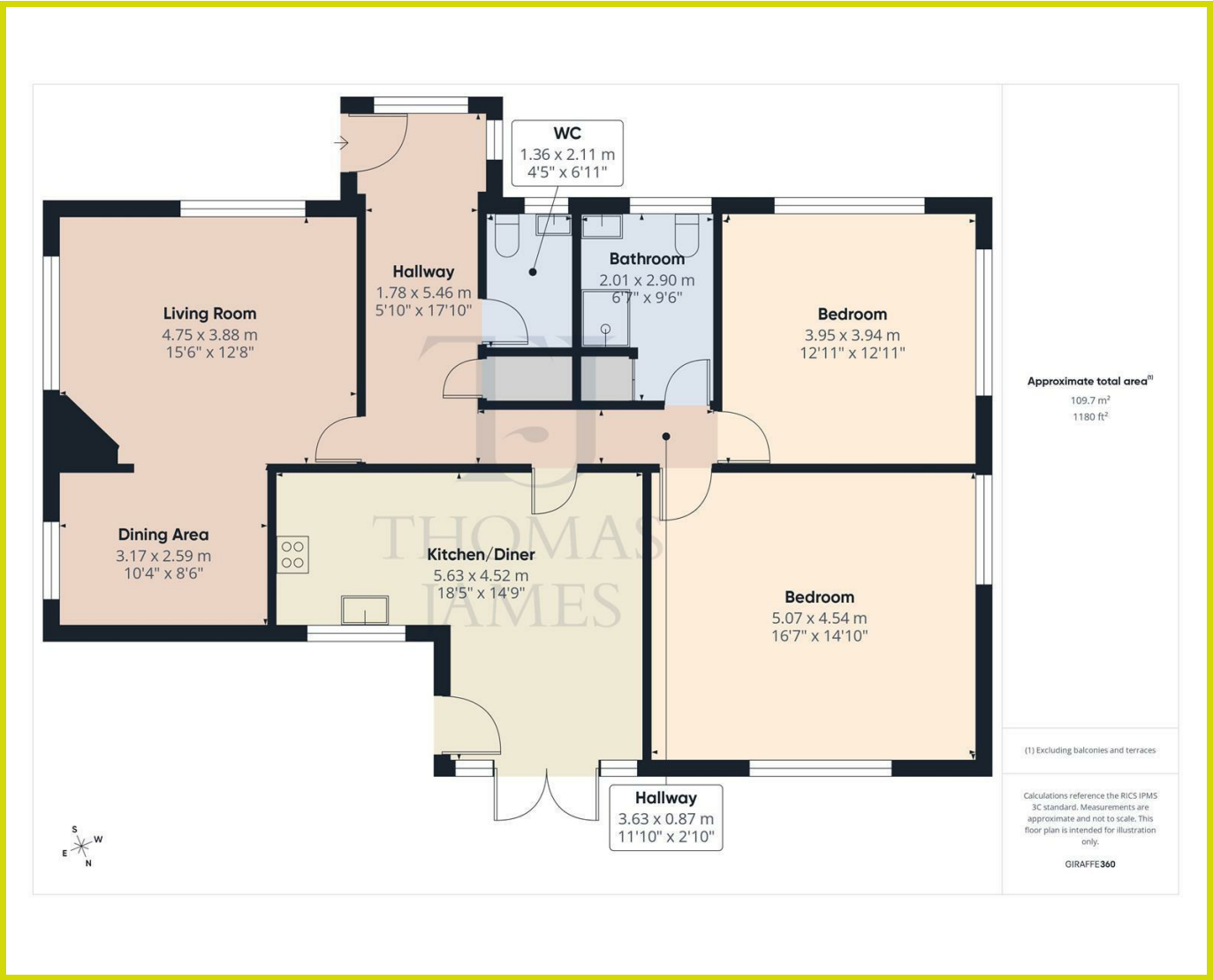
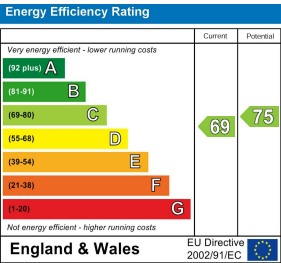
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