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43 Stella Avenue

Tollerton | NG12 4EX | Price £450,000

ROYSTON  
& LUND

- GUIDE PRICE £450,000 - £475,0000
- Well-Presented Throughout
- Cul-de-Sac Location
- Downstairs WC - 2x Bathroom
- EPC Rating C
- Extended With Independent Living To The Ground Floor
- Generous Plot
- Array Of Amenities Nearby
- Freehold
- Council Tax Band D





Guide Price - £450,000 - £475,000

Royston & Lund are delighted to present this immaculately presented, extended detached family home boasting 3/4 bedrooms which situated in the highly sought after location of Tollerton. The property is located within a quiet cul-de-sac and is close to an array of amenities including schools, local shops, pubs and commuting links via the A52.

Upon entering through the front door you are greeted by the welcoming hallway which provides access to the accommodation over both floors including a ground floor WC. The kitchen is accessed via an archway on the right hand side and includes a range of units and space for a breakfast table and chairs. The sitting room is the heart of the property and is adjacent to a formal dining area. Following on through the sitting room is the extended part of the property which acts as a ground floor bedroom/living room with an en-suite bathroom consisting of a four piece white suite including a wash basin, bath, WC and a shower. This room is ideal for those who require ground floor independent living accommodation. Lastly, there is a conservatory with French doors into the garden.

Heading to the first floor there are three well-proportioned bedrooms. The two double bedrooms benefit from built-in wardrobes. The bedrooms are complemented by the modern family bathroom.

Outside, there is a larger than average rear garden which consists of a large patio area which is perfect for al fresco dining and garden furniture. The lawn has been well-maintained by the current owners and towards the bottom of the garden there is hard standing featuring a large shed. To the front there is a driveway providing off-street parking.





## EPC

### Energy Efficiency Rating

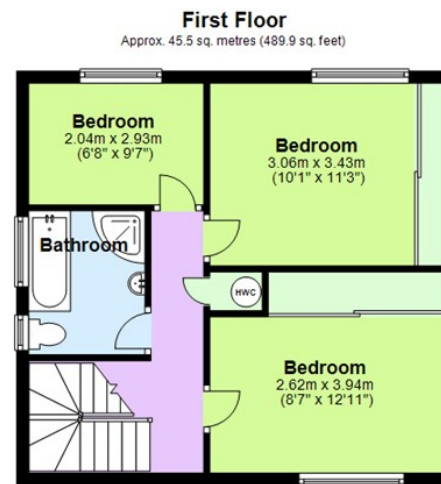
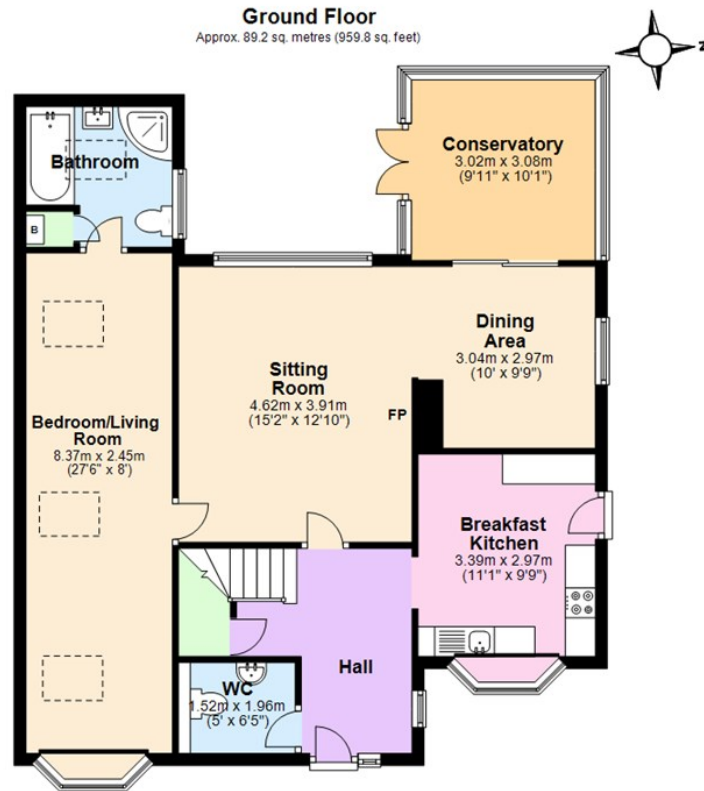
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 134.7 sq. metres (1449.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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