

SUPERIOR HOMES

ROYSTON & LUND



14 Stanstead Avenue

Tollerton | NG12 4EA

Guide Price £499,000

****GUIDE PRICE - £499,000 - £525,000****

LARGE REAR EXTENSION AND FANTASTIC LOFT CONVERSION. - NO CHAIN

This immaculately presented and extended FOUR bedroom, THREE bathroom, THREE reception Detached family home in the highly sought after village of Tollerton. The property offers ample living space for a growing family and is ideally situated with the local schools nearby and with fantastic transport links for the A52, A46, West Bridgford and Nottingham City Centre.

Entering into the hallway there is access to both reception rooms, kitchen and stairs to the first floor. The lounge benefits from a bay window and the second reception room is currently used as a playroom and has an opening into a dining area that has french doors into the rear garden. The kitchen area benefits from a range of fully integrated appliances including a double oven, hob, extractor fan, dishwasher, washing machine, space for an American style fridge/freezer and there is a modern downstairs four piece bathroom consisting of a bath, shower, WC and washbasin.

to the first floor there are two double bedrooms, one single bedroom and a modern shower room and the second floor is now the principal bedroom that has built in wardrobes, a Juliette balcony and an en-suite shower room consisting of a shower, WC and wash basin.





- Deatched Family Home £499,000 - £525,000
- Extended & Loft Converted
- Four Bedrooms
- Three Reception Rooms
- Bathroom, En-suite & Shower Room
- Off Street Parking
- Landscaped Rear Garden
- Freehold
- EPC Rating D
- Council Tax Band E





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&L





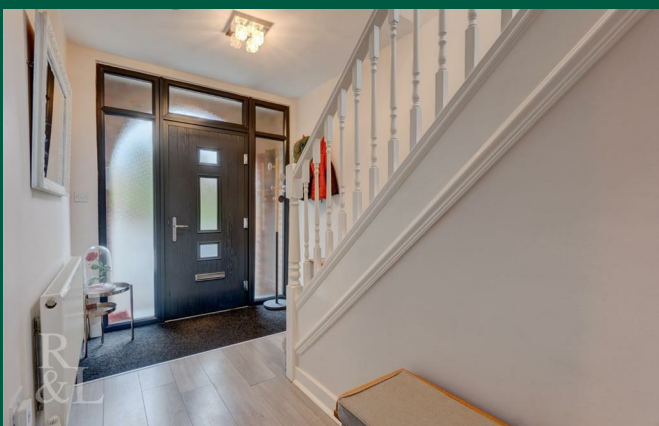


Tollerton village lies just three miles South of Nottingham City Centre. This very desirable and sought after location offers rural surroundings yet is close to a variety of facilities including a primary school, local award winning community pub/restaurant, Waitrose/petrol station, post office, and public transport services.

Tollerton is within easy access of all major road networks, East Midlands Airport, East Midlands Parkway Railway Station and Nottingham City Centre.



West Bridgford Centre can be found close by, offering a range of shops from the independent butcher, baker, grocer, and fishmonger, to the Marks and Spencer Simply Food store, and also benefits from its weekly Farmers Market along Central Avenue which is also very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Waters Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket Ground is home to Test cricket.



Nottingham also has two of the world ranking Universities and the National Ice Arena. Royal Concert Hall, Theatre Royal and Nottingham Playhouse, and a huge range of restaurants.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
EPC		
Very energy efficient - lower running costs		
Very environmentally friendly - lower CO ₂ emissions		
Current		
Potential		
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - higher running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
EU Directive 2002/91/EC		
Current		
Potential		
82		
67		

