

# SUPERIOR HOMES

## ROYSTON & LUND





# 11a Priory Avenue

Tollerton | NG12 4EE

Guide Price £699,950

**\*\*EXCELLENT PLOT\*\*** - £699,950

**\*\*STUNNING REAR EXTENSION OPENING ON TO LARGE THE SOUTH FACING REAR GARDEN\*\***

Royston and Lund are delighted to bring to the market this three bedroom detached property situated in the highly sought after village of Tollerton. With amenities close by and as well as being in the catchment area for well regarded schools along with excellent transport links this property would be a great fit for a growing family or a buy to let.

Interior accommodation comprises of a generous sized living room with a large rear aspect facing sliding doors letting in lots of natural light and providing access to the rear patio and garden area. The kitchen/dining room is open plan with large Skylight window along with impressive sliding doors to the rear garden providing an excellent family room. The Kitchen diner has a breakfast bar/island along with sleek worktops as well as having integrated appliances such as a rangemaster oven, hob and extractor fan as well as built in microwaves. The ground floor also boasts of a downstairs study along with WC, a utility room as well as storage space to the side aspect.

To the first floor there are three well proportioned double bedrooms, all three bedrooms have the benefit of built in wardrobes and all share a stylish three piece suite bathroom consisting of a bath with shower overhead along with WC and wash basin.

Facing the property the house is set back from the street due to its beneficial in and out driveway, there is also a single garage for added convenience. To the rear of the property there is a generous size garden that starts with a patio area perfect for summer seating that steps down onto a lawn which contains mature trees and shrubbery which is aligned by fenced borders.





- \*\*GUIDE PRICE £699,950\*\*
- Three Bedrooms
- Open Plan Living
- Integrated Kitchen Appliances
- Very Well Presented
- Ample Off Street Parking
- Catchment Area for Highly Sought After Schools
- Downstairs WC
- EPC Rating - C
- Freehold Council Tax Band - E















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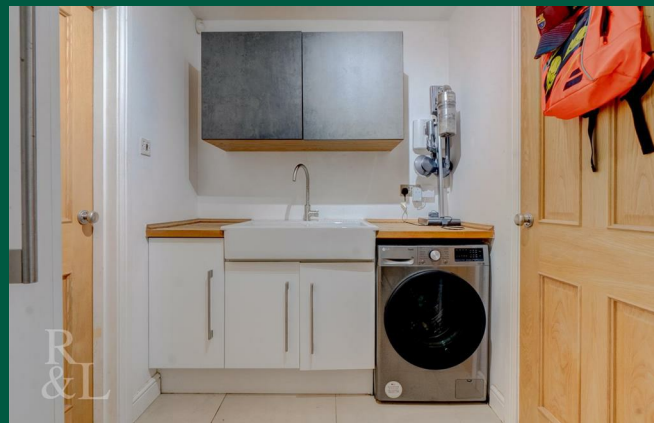


Tollerton village lies just three miles South of Nottingham City Centre. This very desirable and sought after location offers rural surroundings yet is close to a variety of facilities including a primary school, local award winning community pub/restaurant, Waitrose/petrol station, post office, and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



Total area: approx. 176.3 sq. metres (1897.6 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.

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



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