

SUPERIOR HOMES

ROYSTON & LUND



4 Sedgley Road

Tollerton | NG12 4EU

Guide Price £450,000

****GUIDE PRICE £450,000 - £475,000****

Royston and Lund are delighted to bring to the market this four bedroom detached family home located in the desirable village of Tollerton. Tollerton is home to amenities such as an award winning pub and restaurant, well regarded primary school along with excellent transport links via the A52 and A606, whilst being in the catchment area for well regarded schools this property would be an excellent fit for a growing family.

Ground floor accommodation comprises of a initial porch and hallway upon entry leading into the main reception room, kitchen, downstairs WC and garage/workshop. The reception room is a generous size with a large front aspect window flooding the room with natural light, pieced together with a bricked fireplace. Off from the living room is the spacious dining room accessed through French doors, which in turn leads to the rear garden through sliding doors. The extended kitchen is ample in size with high quality fixtures and fittings and integrated appliances such as an oven, hob and extractor fan, with more than enough room to add freestanding appliances. The kitchen has further access to the rear garden via a side door and space for additional dining.

To the first floor there are three well proportioned double bedrooms. The master bedroom and bedroom two have built in wardrobes and under stair storage space. All three bedrooms to the first floor share a family bathroom consisting of a bath and separate shower, along with a wash basin with a separate toilet.

To the second floor there is an initial office area with storage space leading to a fourth bedroom which benefits from convenient eaves and storage space and a window to the rear elevation overlooking the rear garden.





- **GUIDE PRICE £450,000 - £475,000**
- Ample Off Street Parking
- Spacious Rear Garden With Greenhouse And Storage Shed
- Three Storey Detached Family Residence
- Generous Size Kitchen Dining Room
- Four Well Proportioned Double Bedrooms
- Downstairs WC And Plenty Of Storage Space
- Separate Bath And Shower
- EPC Rating - TBC
- Freehold - Council Tax Band - D







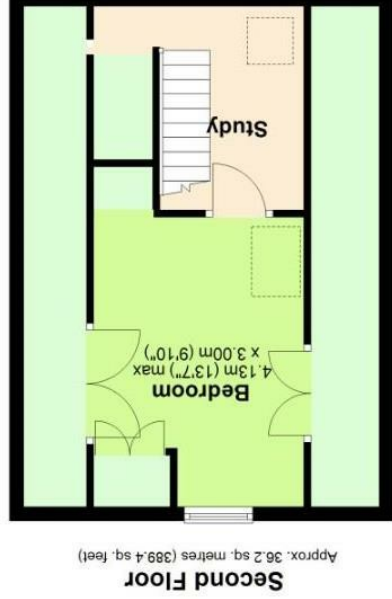
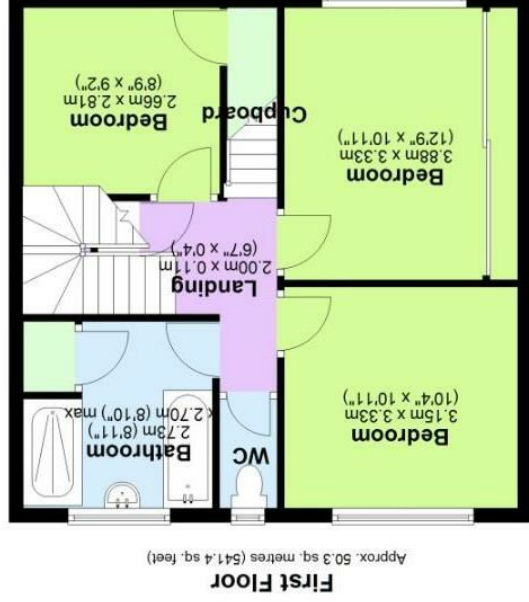
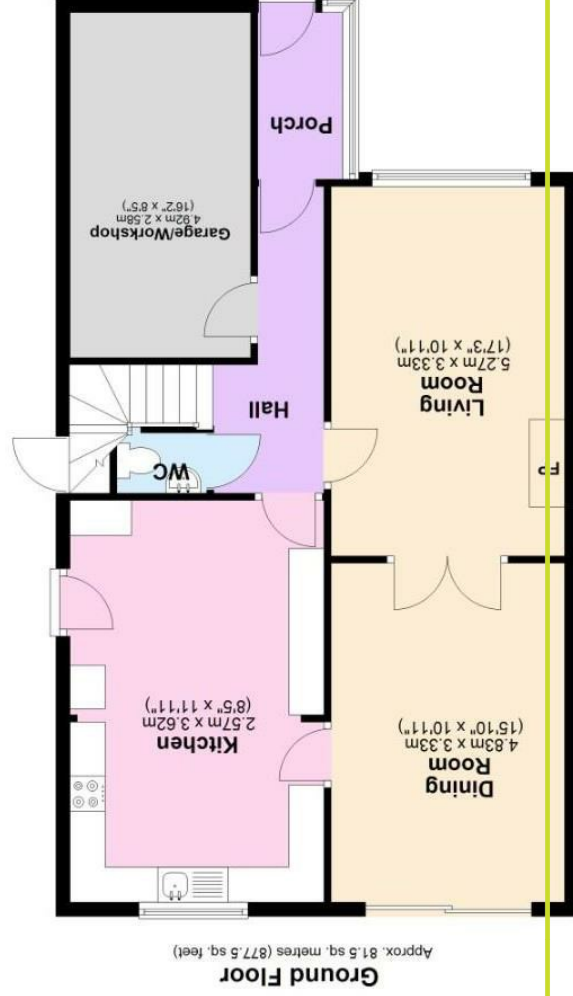




Facing the property there is a double driveway leading down to single garage. To the rear there is a spacious garden that stretches back, starting with a patio area off from those French doors to the dining room. Leading onto lawn space aligned with flower beds and pathway connecting you to the rear aspect of the garden where there are planters, greenhouse and a storage shed.



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. 168.0 sq. metres (1808.3 sq. feet)

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

