



## 22 Sunnindale Drive, Tollerton

£450,000 Freehold

Detached Bungalow • Three Good-Sized Bedrooms • Modern Fitted Kitchen Diner With Integrated Appliances • Spacious Living Room • Utility & WC • Wet-Room Style Bathroom • Driveway For Four Cars & Versatile Garage • Owned Solar Panels • South-Facing Gardens • Sought-After Location



GUIDE PRICE: £450,000 – £475,000

BEAUTIFULLY UPDATED BUNGALOW IN SOUGHT-AFTER LOCATION...

This three-bedroom detached bungalow has been upgraded throughout with a range of modern improvements, making it ready to move straight into. The property has had a brand-new roof with insulation, new windows and doors, a widened front door for disability access, low-threshold doors, a fitted wet room, and owned solar panels – all contributing to long-term comfort and efficiency. The bungalow has also been sympathetically adapted for disability living, offering practical features without compromising on style. Offering deceptively spacious and well-presented accommodation, this home is a fantastic purchase for a wide range of buyers. The property is located in the highly regarded village of Tollerton, surrounded by open countryside while still being well-connected to Nottingham, West Bridgford and the surrounding areas. Tollerton benefits from a welcoming community, a local primary school, a village shop, eateries, an excellent community-owned pub, and excellent transport links – making it ideal for both families and those looking for a quieter pace of life without compromising on convenience. Internally, the accommodation comprises a porch and an L-shaped hall, a modern fitted kitchen with a range of integrated appliances, which is open plan to the dining room and leads through to the spacious living room. There is also a utility room and a WC. The bungalow is complete with three good-sized bedrooms, serviced by a bathroom suite. Outside, the property stands back from the road with a driveway providing off-street parking for up to four cars, along with access to the garage. To the front is a private, enclosed south-facing garden that is not overlooked, while to the rear is a generous north-facing garden featuring a patio area, a lawn, mature trees, and established planting – all enclosed by fence panelling for added privacy.

MUST BE VIEWED

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: D



## ACCOMMODATION

### Porch

2' 0" x 4' 0" (0.61m x 1.23m)

The porch has a composite door providing access into the accommodation.

### Inner Hall

The L-shaped inner hall has Karndean flooring, a radiator, recessed spotlights, and access to the partially boarded loft with lighting via a drop-down ladder.

### Kitchen/Diner

16' 0" x 16' 9" (4.87m x 5.10m)

The kitchen has a range of fitted gloss base and wall units with granite worktops, a fitted central island, an undermount sink and a half with a swan neck mixer tap and draining grooves, an integrated oven, an integrated microwave, an induction hob with an extractor hood and granite splashback, an integrated fridge, an integrated dishwasher, space for a dining table, Karndean flooring, a partially vaulted ceiling with exposed beams, an in-built cupboard, and UPVC double-glazed windows to the front and side elevation.

### Utility Room

7' 11" x 10' 0" (2.42m x 3.04m)

The utility room has fitted base and wall units with a worktop, space and plumbing for a washing machine, an integrated freezer, a vertical radiator, Karndean flooring, recessed spotlights, and two single UPVC doors providing access outdoors either side.

### WC

4' 10" x 2' 6" (1.47m x 0.77m)

This space has a low level dual flush WC, Karndean flooring, and a UPVC double-glazed obscure window to the side elevation.

### Living Room

17' 3" x 11' 4" (5.26m x 3.45m)

The living room has Karndean flooring, a TV point, a partially vaulted ceiling with exposed beams, a radiator, and two sets of French double doors to the front and rear gardens.

### Bathroom

5' 7" x 8' 4" (1.70m x 2.55m)

The wet room style bathroom has a dual flush WC, a wall-hung wash basin, a wall-mounted shower fixture with an overhead rainfall shower, grab handles, a wall-mounted mirror, non-slip wet room flooring, fully tiled walls, a chrome heated towel rail, in-built storage, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom One

12' 0" x 9' 5" (3.66m x 2.86m)

The first bedroom has a UPVC double-glazed window to the rear elevation, Karndean flooring, a panelled ceiling with recessed spotlights, a vertical radiator, and an in-built wardrobe.

### Bedroom Two

9' 8" x 14' 2" (2.95m x 4.31m)

The second bedroom has Karndean flooring, a panelled ceiling with recessed spotlights, an in-built wardrobe, a vertical radiator, UPVC double-glazed windows to the side elevation, and double French doors opening out to the garden.

### Bedroom Three

10' 1" x 7' 3" (3.08m x 2.20m)

The third bedroom has a UPVC double-glazed window to the side elevation, Karndean flooring, a radiator, and a panelled ceiling with recessed spotlights.

### Garage

9' 7" x 19' 11" (2.93m x 6.07m)

The garage has a ceiling strip light and a track light, a wall-mounted Worcester boiler, space for a tumble-dryer, power points, a single door providing side access to the garden, and an up and over door opening out onto the front.

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