

SUPERIOR HOMES

ROYSTON & LUND



74 Burnside Grove

Tollerton | NG12 4EB

Offers Over £550,000

A beautifully presented and well appointed three bedroom detached bungalow located on Burnside Road in Tollerton. Situated within walking distance from Tollerton Primary school and The award winning Air hostess pub and restaurant. Not to mention excellent transport links into West Bridgford and the City Centre Via the Keyworth Connection Bus Service and being in the catchment area for highly regarded schools. This well sought after location in Tollerton and versatile property would be a great home for a growing family or for those wanting to downsize.

Ground floor accommodation comprises a spacious cloakroom upon entry which grants you access into the main reception room. The living room is a generous size with dual aspect windows, the rear being full width bifold doors flooding the room with natural light whilst creating a seamless connection to the outside. Off from the living room to the left aspect is the office/snug which can also be used as the third bedroom and features a window to the rear elevation and further full bifolds leading to the rear garden. The snug additionally has a skylight. The kitchen dining room is the heart of the home and boast high quality base and wall units incorporating top of the range integrated appliances such as an eye level double oven, hob to the kitchen island and extractor hood along with a built in dishwasher and integral fridge freezer and cupboard space for washing machine. The kitchen island provides space for a breakfast bar. The adjoining dining area showcases more than enough room for family occasions along with further double full bifolds leading out into the rear garden.

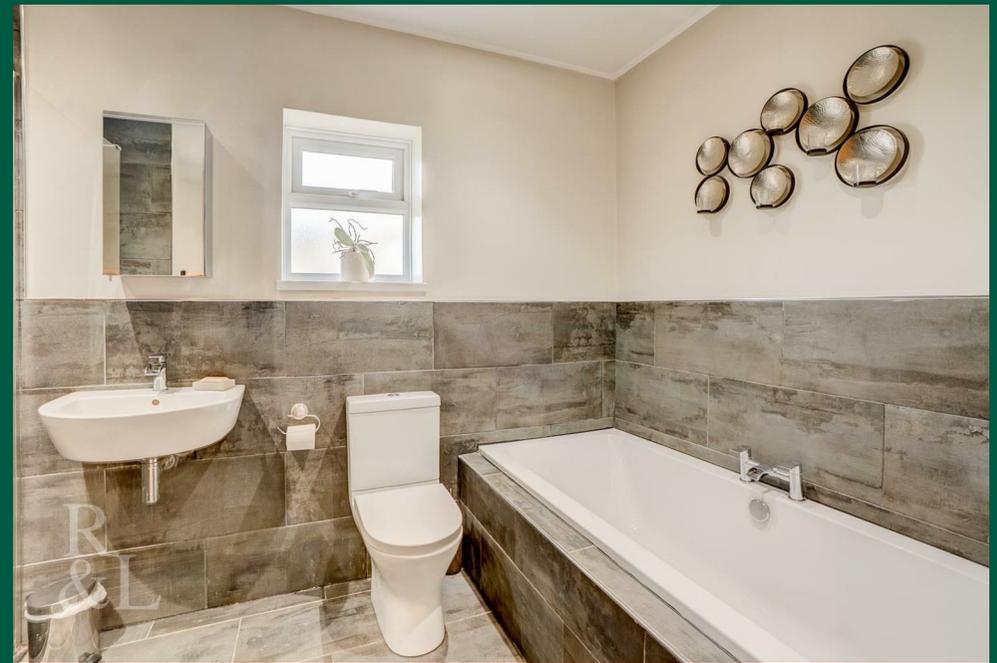




- Immaculately Presented Three Bedroom Detached Bungalow
- Solar Panels With Battery Back Up And EV Charger
- High Quality Fixtures And Fittings Along With Integrated Kitchen Appliances
- Multiple Bifold Doors Leading To The Rear Garden
- Versatile Family Home Or Even For Those Wanting To Downsize
- Ample Off Street Parking For Several Cars
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - Ask Agent
- Freehold - Council Tax Band - E









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& L



Off from the kitchen dining room is a hallway leading into the two main double bedrooms. The master bedroom benefitting from its own dressing area. Bedroom two featuring built in wardrobes. Both bedrooms share a four piece suite family bathroom comprising of a separate bath and shower along with a wash basin and WC. The hallway also conveniently benefits from two storage cupboards.



Facing the property there is ample off street parking via a split driveway to both aspects fitting several vehicles. To the rear of the property there is a patio area to start off from the bifold doors leading onto the lawn space that stretches back overlooking countryside fields incorporating decking for summer seating. The rear garden additionally showcases a wooden garage perfect for further off street parking or storage space.

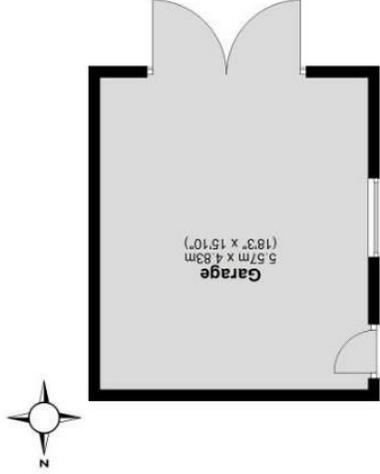


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Total area: approx. 164.1 sq. metres (1765.8 sq. feet)



Ground Floor
Approx. 164.1 sq. metres (1765.8 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	
England & Wales	
Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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EPC

