DISTINCTIVE HOMES by

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Oak Tree Court

Tollerton, NG12 4HJ

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Set within a private and award winning gated development, this impressive, 4 bedroom detached residence enjoys an enviable position with open countryside views, combining contemporary design with a sense of space, privacy and tranquility. The development benefits from amenities, including a communal tennis court and allotments, reinforcing its exclusive and carefully considered setting.







The house is arranged over ground and lower ground floors and is approached via a private driveway. This entrance immediately reflects the thoughtful and practical design of the home, with a central hallway served by both a staircase and an internal lift, ensuring ease of movement and long term accessibility throughout. The ground floor (entrance level) forms the social heart of the home. Expansive open plan living, dining and kitchen spaces have been designed to maximise natural light and take full advantage of the property's position, with views over the garden and countryside. A separate garden room complements the kitchen, while the principal living areas open directly onto a large balcony, creating a seamless transition between indoor and outdoor living and an ideal setting for entertaining or relaxing while enjoying the outlook. This level also incorporates an additional bedroom or home office with further facilities, offering excellent versatility for home working or guest use. Accessed via the staircase or lift, the lower ground floor forms well balanced accommodation. The master bedroom benefits from a walk-in-wardrobe and large en-suite bathroom. The other two suitably sized bedrooms benefit from the use of a 'Jack and Jill' bathroom. All bedrooms enjoy an attractive outlook and access to the patio and garden. This floor also includes a laundry room, boiler room and an expansive storage area that wraps around the house with access from both sides











Designed with environmental responsibility at its core, the property benefits from an EPC ‘A’ rating and is equipped with an air source heat pump, solar panels, and underfloor heating throughout, complemented by a mechanical heat recovery ventilation system. These features work together to deliver excellent energy efficiency, low running costs and a consistently comfortable living environment. Externally, the property enjoys a private rear garden and patio. The development benefits from amenities, including a communal tennis court and access to green belt space not allocated to specific dwellings” as every property can access the track that goes down to the balancing pond as well as the perimeter of that pond. The presence of a double garage and driveway provides parking and storage, while the gated nature of the development offers security and peace of mind. Tollerton offers an appealing balance of rural village living with excellent access to nearby towns and cities. Set in attractive Nottinghamshire countryside, the village is known for its strong sense of community, picturesque surroundings and relaxed pace of life. Despite its peaceful setting, Tollerton is conveniently located for Nottingham, West Bridgford and major transport links, making it ideal for commuters. Local amenities, highly regarded primary school in the village and other reputable schools nearby and easy access to walking routes, open green spaces, leisure facilities and an award winning community pub in the village centre add to its everyday appeal.





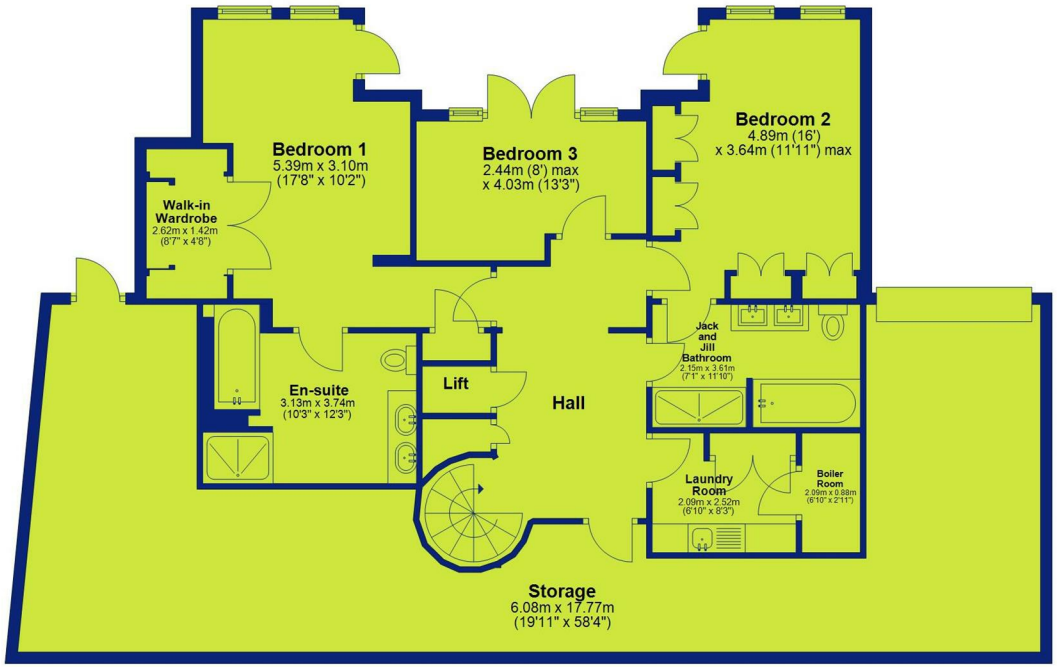






Ground Floor

Approx. 156.4 sq. metres (1683.8 sq. feet)



First Floor

Approx. 154.9 sq. metres (1667.4 sq. feet)

(excluding Balcony)



Total area: approx. 311.3 sq. metres (3351.2 sq. feet)



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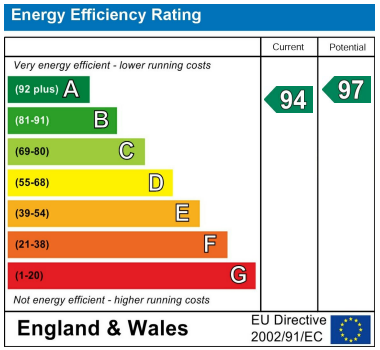
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Interested in this home?

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