

SUPERIOR HOMES

ROYSTON & LUND



67 Melton Road

Tollerton | NG12 4EN

Guide Price £450,000

GUIDE PRICE £450,000-£475,000

An intro from the vendors:

"Thank you for taking the time to look at our home on Melton Road in Tollerton. This has been our family home for thirty years, and we mean it when we say it's been a wonderful one.

The time has come for us to move towards something smaller, and closer to family as retirement comes into view. But we leave with nothing but fondness, and we hope whoever comes next will find as much happiness here as we have.

The house is genuinely ready to move into and enjoy straight away, though we'd be the first to say there's room to put your own stamp on it. One thing worth knowing: we converted the second downstairs reception room some years ago, and it functions beautifully as a ground floor bedroom — meaning the house can work as a four double bedroom home if needed, and also allows for completely self-contained downstairs living, with bathroom facilities already in place. That's something that has suited us well and may be equally valuable to others.

We've also had plans professionally drawn up to replace the conservatory with a generous open-plan breakfast kitchen and living space — a real transformation that would take the heart of the home to another level entirely, these plans are available for any buyer who may want to take that vision forward.

The garden has been a real source of joy: vegetable beds, soft fruit, a greenhouse, herbaceous borders, and a lovely spot to sit out on a summer evening. It's a generous, private plot that rewards the time you give it, something we have thoroughly enjoyed.

Please note and in the interests of transparency the house sits on a main road and hand on heart, it's something we never really noticed after the first few weeks. Road noise fades quickly into the background and has never once got in the way of enjoying the home or garden.





- GUIDE PRICE £450,000-£475,000
- Detached
- Three/Four Bedrooms
- Generous Corner Plot w/ Mature Garden
- Potential to Extend/Develop
- G/F Shower Room & U/S Bathroom
- Easy Access to A52, A46, West Bridgford & City Centre
- Sought After Village Location
- EPC Rating: TBC
- Council Tax Band: D











Tollerton itself has been a brilliant place to raise a family. The village primary school has a well-deserved reputation, the neighbours are genuinely lovely, and despite feeling quietly tucked away, you're never far from what you need — Morrisons, Aldi, and the shops at Wheatcroft Island are all close by, the city is accessible in fifteen to twenty minutes, and the Vale of Belvoir is equally easy to reach in the other direction.

Oh — and the Air Hostess is a two-minute walk. Widely regarded as one of the best pubs in Greater Nottingham. We'll miss that most of all



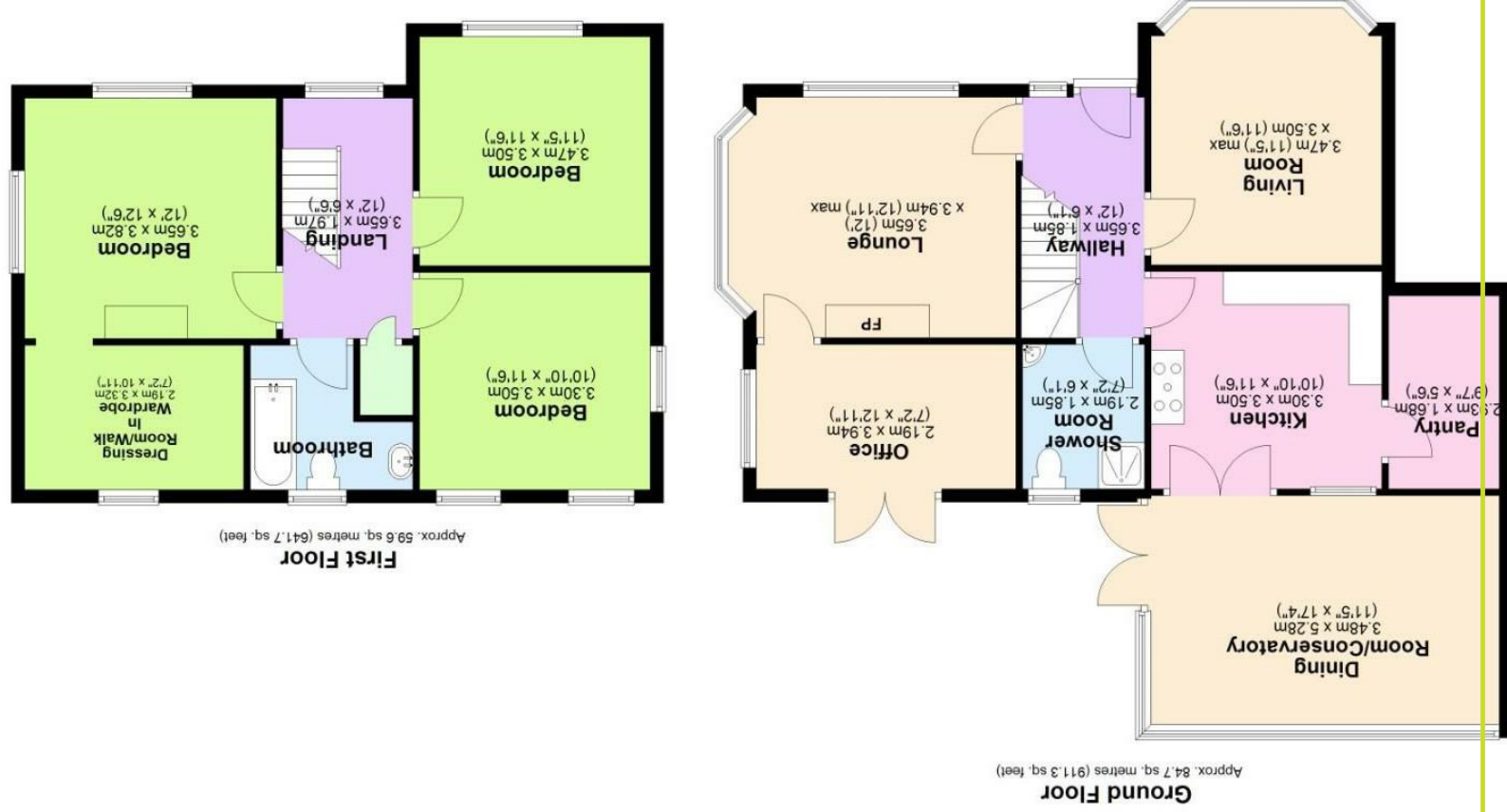
Do come and have a look. We're happy to answer any question, however direct, and we'll be completely straight with you"

Agents view point: This property occupies a generous corner plot with vehicular access off Stanstead Ave leading to a driveway providing off-street parking for multiple vehicles. To the front is a well maintained garden mainly laid to lawn enclosed by hedges with a pedestrian gate. To the rear is an enclosed garden accessed from either the Conservatory or a side gate.



Internally, a hallway gives access to two reception rooms, one of which has been previously used as a fourth bedroom, a separate study, downstairs shower room, kitchen, utility room and large conservatory on the ground floor. To the first floor there are three double bedrooms, the principal benefitting from a walk-in dressing room which could very easily be converted to an en-suite if desired all sharing a family bathroom.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Environmental Impact (CO ₂) Rating		England & Wales		EU Directive 2002/91/EC	
Potential	Current	Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions	Potential	Current
		(92 plus) A	(81-91) B		
		(69-80) C			
		(55-68) D			
		(39-54) E			
		(21-38) F			
		(1-20) G			
		Very energy efficient - lower running costs			
		(92 plus) A			
		(81-91) B			
		(69-80) C			
		(55-68) D			
		(39-54) E			
		(21-38) F			
		(1-20) G			
		Not energy efficient - higher running costs			
		England & Wales			
		EU Directive 2002/91/EC			
		73			
		56			
		England & Wales			
		EU Directive 2002/91/EC			