

# SUPERIOR HOMES

## ROYSTON & LUND



# 74 Burnside Grove

Tollerton | NG12 4EB

Asking Price £565,000

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 accomodation 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 bifold doors leading out into the rear garden.





- Three Bedroom Detached Bungalow
- Immaculately Presented Throughout
- 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 - F
- Freehold - Council Tax Band - E









R  
& L



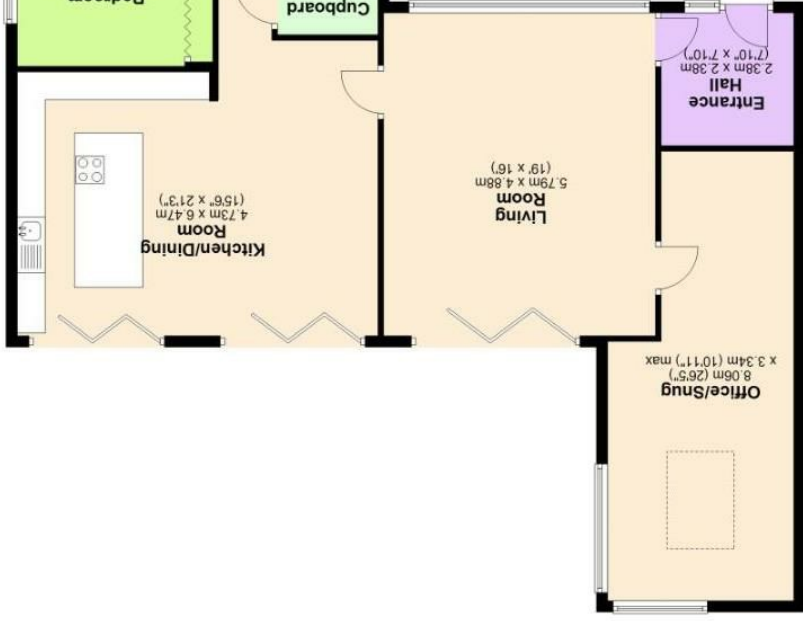
Off from the kitchen dining room is a hallway leading into the two main double bedrooms. The master bedroom benefitting from its own dressing area. Bedroom two featuring built in wardrobes. Both bedrooms share a four piece suite family bathroom comprising of a separate bath and shower along with a wash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



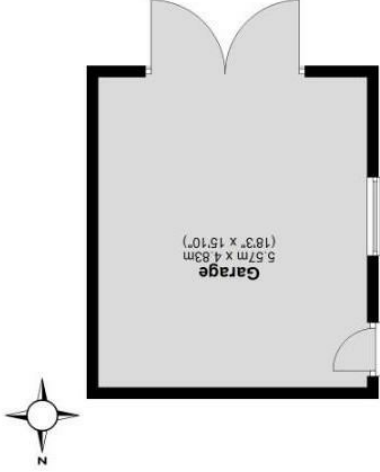
Facing the property there is ample off street parking via a split driveway to both aspects fitting several vehicles. To the rear of the property there is a patio area to start off from the bifold doors leading onto the lawn space that stretches back overlooking countryside fields incorporating decking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



Ground Floor  
Approx. 164.1 sq. metres (1765.8 sq. feet)



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



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.

Tel: 0115 981 1888

| Environmental Impact (CO <sub>2</sub> ) Rating |         |                                                                 |
|------------------------------------------------|---------|-----------------------------------------------------------------|
| England & Wales                                |         |                                                                 |
| EU Directive 2002/91/EC                        |         |                                                                 |
| Potential                                      | Current | Not environmentally friendly - higher CO <sub>2</sub> emissions |
|                                                |         | (92 plus) A                                                     |
|                                                |         | (81-91) B                                                       |
|                                                |         | (69-80) C                                                       |
|                                                |         | (55-68) D                                                       |
|                                                |         | (39-54) E                                                       |
|                                                |         | (21-38) F                                                       |
|                                                |         | (1-20) G                                                        |
|                                                |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| Energy Efficiency Rating                       |         |                                                                 |
| England & Wales                                |         |                                                                 |
| EU Directive 2002/91/EC                        |         |                                                                 |
| Potential                                      | Current | 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                     |
| EPC                                            |         |                                                                 |
| The Guild of Property Professionals            |         |                                                                 |
| Protected                                      |         |                                                                 |
| The Property Ombudsman                         |         |                                                                 |

ROYSTON & LUND