Superior Homes

Royston & Lund



Bargate House Oak Tree

Tollerton | NG12 4HJ

Guide Price £650,000



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Royston and Lund are delighted to bring to the market this stunning & rare opportunity to purchase this unique, individually designed detached property standing independently, within a gated development of 9 other executive detached family homes, situated in the popular village of Tollerton. This design led property has hints of the Mediterranean and a feature window spanning two floors to the rear. The private gated complex has a short Tennis Court that residents have use of, as well as a lovely nature walk.

Entering into the hallway there is access to the lounge, kitchen/diner, study and a spiral staircase down to the lower ground floor. The lounge benefits from a feature log burner and the kitchen area has a range of fully integrated appliances including a double oven, hob with feature extractor fan, dishwasher and a fridge/freezer. From the dining area there is a second staircase that leads down to a split level with utility & WC and further stairs down to the bedrooms.

To the lower floor there are four well proportioned double bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom features a walk in wardrobe that leads to a stunning en-suite shower room consisting of a shower, a feature washbasin and WC. The second bedroom also has an en-suite bedroom & built in wardrobe, while bedroom three benefits from built in storage too.

To the front there is a double garage with electric up and over door, storage facilities and automatic lighting, as well as a gravel driveway that has space for four vehicles. To the rear there is a low maintenance garden with block paving and gated access to the road.

Annual Estate Charge £600









- Individually Designed Detached Four Bedroom Family Home
- Annual Estate Charge £600
- Private Gated Estate With Tennis Court
- Off Street Parking and Garage
- Stunning Kitchen Diner + Utility Room
- Bathroom + 2 En-suite + WC
- Mitsubishi Air Source Heat Pump & Underfloor Heating To Both Floors
- EPC Rating C - Freehold
- Council Tax Band F
- Immaculately Presented Throughout






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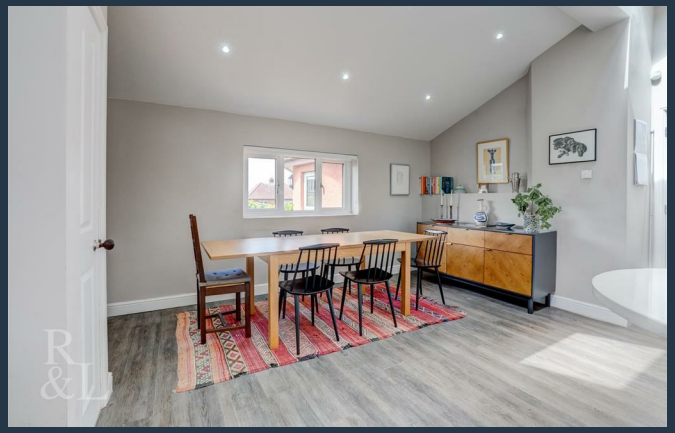







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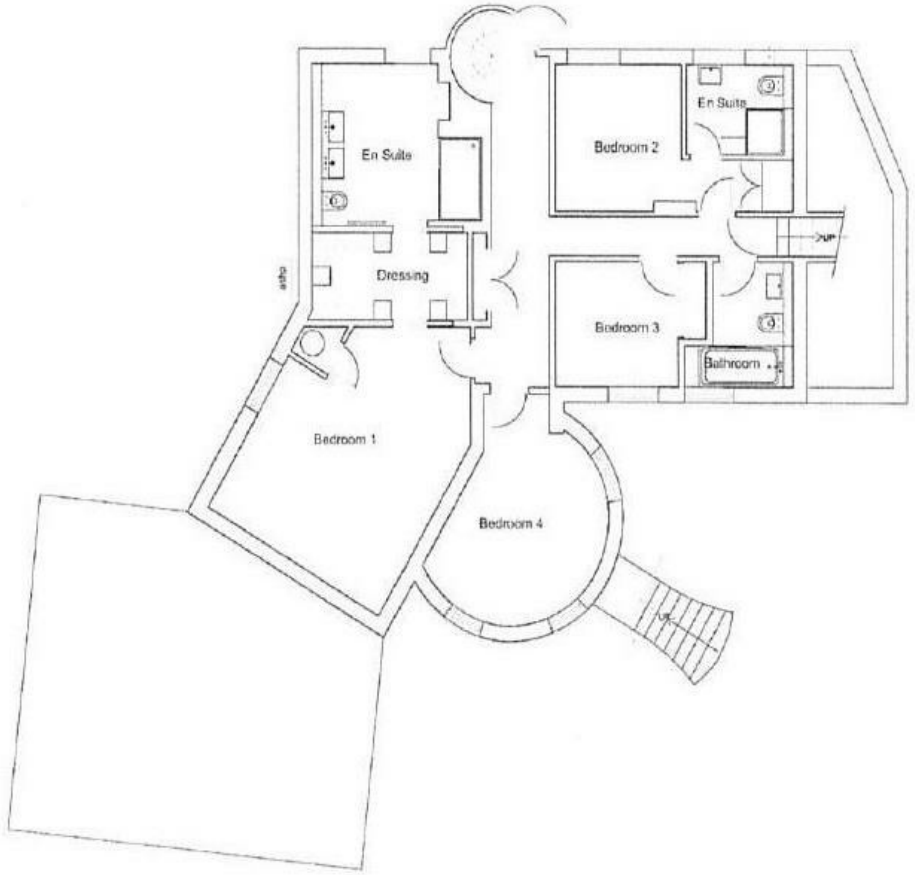
Tollerton is a picturesque village located in the Rushcliffe district of Nottinghamshire, England, about 6 miles southeast of Nottingham city center. This charming village blends rural tranquility with modern conveniences, featuring key landmarks such as St. Peter's Church and the Air Hostess pub. The community is vibrant, with a range of local amenities including Tollerton Primary School and a village hall that hosts various events and activities. Residents enjoy green spaces and a mix of traditional and contemporary housing, making Tollerton an ideal spot for those seeking a village lifestyle with easy access to urban amenities.









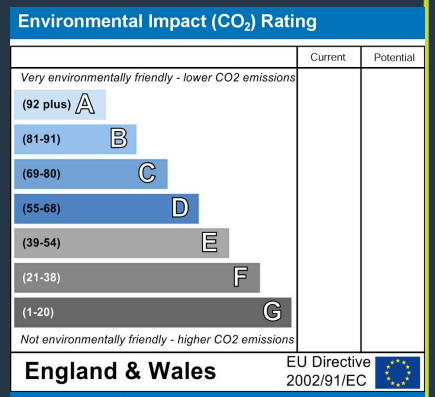


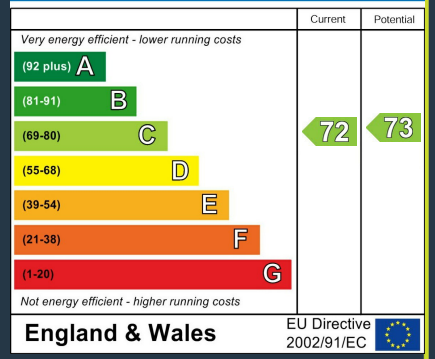
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