

SUPERIOR HOMES

ROYSTON & LUND



49 Stella Avenue

Tollerton | NG12 4EX

£475,000

****NO CHAIN****

Royston and Lund are delighted to bring to the market this well-presented, extended three-bedroom detached property located in the highly sought-after village of Tollerton. Positioned at the end of a quiet cul-de-sac, the property occupies a larger-than-average corner plot and benefits from ample off-street parking. Tollerton offers a wealth of amenities, including a well-regarded primary school, local shop, petrol station, and the award-winning Air Hostess Pub and Restaurant. Excellent transport links via the Keyworth Connection bus service, together with access to beautiful countryside walks, make this a standout family home.

Ground floor accommodation comprises an initial entrance porch and hallway upon entry, leading into the main reception room, study, kitchen/dining room and staircase to the first floor. The living room is a generous size and benefits from a large bay window to the front elevation, flooding the room with natural light. The study offers ample space, with a further window to the front elevation and access to the side and rear of the property via an external door.

The heart of the home is undoubtedly the kitchen/dining room, which showcases high-quality base and wall units housing integrated appliances, including a range-style oven, gas hob, extractor hood and dishwasher, together with a dedicated space for an American-style fridge/freezer. The adjoining dining area provides more than enough room for family and friends and opens into a spacious sitting room/sunroom, which in turn grants access to the rear garden through French doors.

Leading off the kitchen is a convenient utility area with plenty of space for additional freestanding white goods. The ground floor is completed by a useful pantry and further storage within the hallway.

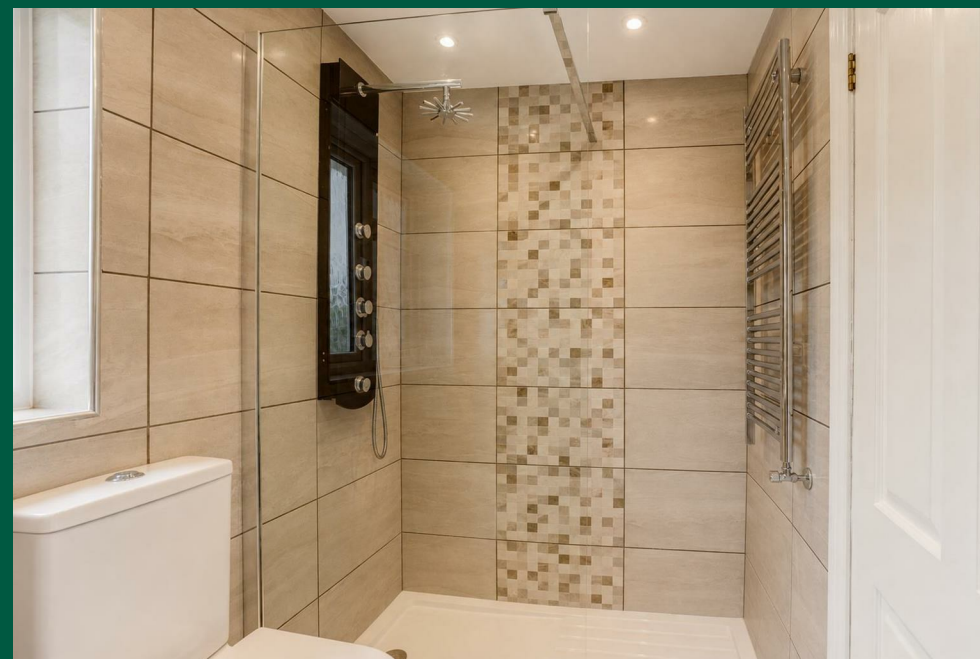




- Detached Three Bedroom Property
- Well Presented Throughout
- Opportunity To Put Your Own Stamp On Things
- Ample Off Street Parking
- Modern Four Piece Suite Bathroom
- Integrated Kitchen Appliances
- Quiet Cul De Sac And Corner Plot
- Close By To Numerous Amenities And Excellent Transport Links
- In The Catchment Area For Well Regarded Schools
- EPC Rating - D - Freehold - Council Tax Band - D









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To the first floor, there are three well-proportioned double bedrooms. The principal bedroom and bedroom two both benefit from built-in wardrobes and additional storage cupboards. All three bedrooms are served by a modern four-piece family bathroom comprising a separate bath, walk-in shower, wash basin and WC.

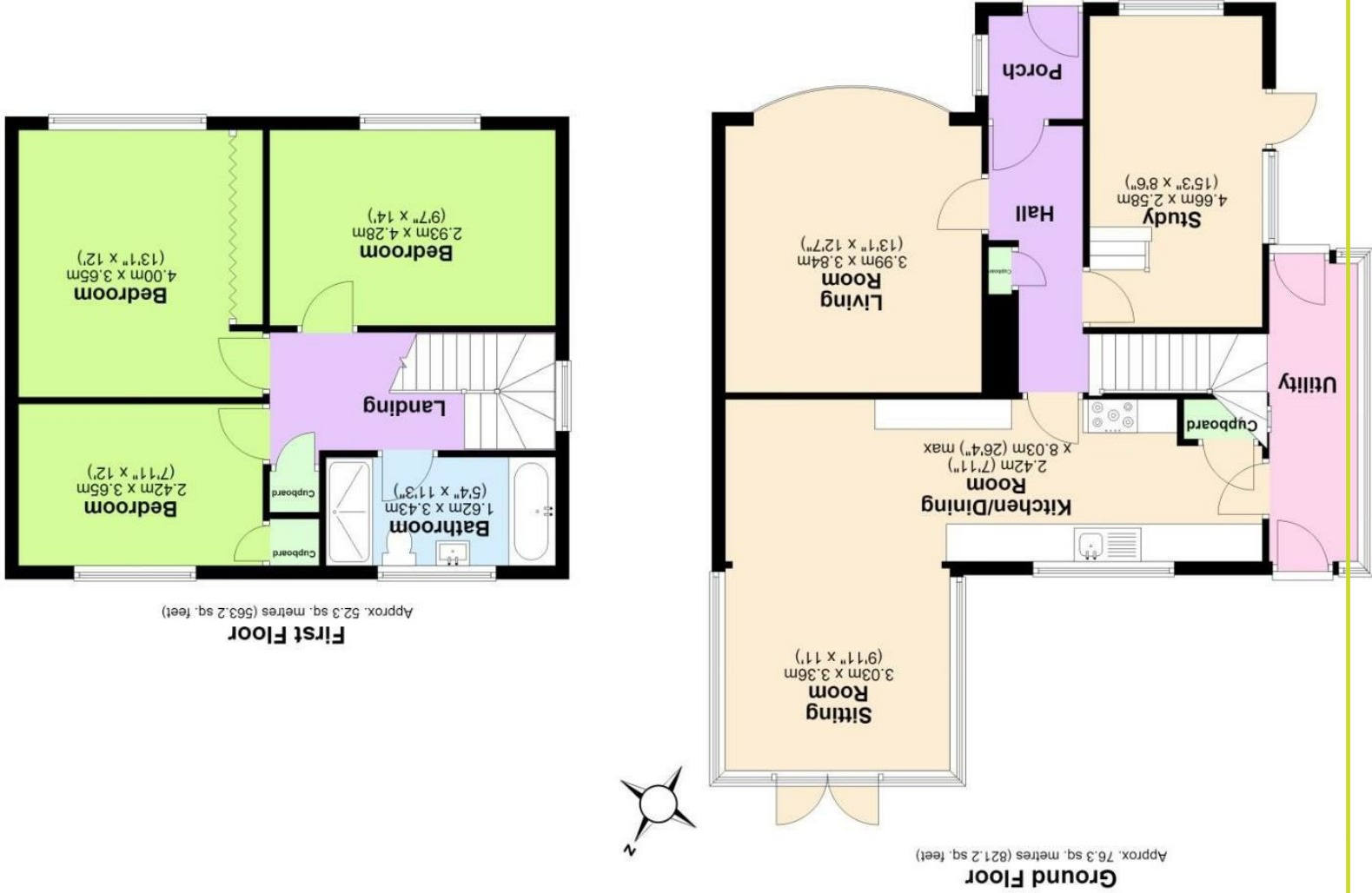


To the front of the property, there is ample off-street parking provided by a block-paved double driveway. To the rear, there is an expansive garden featuring generous lawned areas, mature shrubbery and established trees, together with excellent outdoor storage provided by a sizeable shed. The rear garden is fully enclosed by fenced boundaries.



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.

Total area: approx. 128.6 sq. metres (1384.4 sq. feet)



Environmental Impact (CO ₂) Rating		England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions					
Potential	Current				

Energy Efficiency Rating		England & Wales		EU Directive 2002/91/EC	
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					
Potential	Current				

		England & Wales		EU Directive 2002/91/EC	
74	68				