



19 High Meadow,
Tollerton, NG12 4DZ

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This well presented detached family home provides spacious and versatile accommodation arranged over two floors including; an entrance porch, an entrance hallway, a living room, a conservatory with French doors opening to the rear garden, a modern kitchen/diner with a range of integrated appliances, a utility room, an office, and a wc on the ground floor, with the first floor landing giving access to four good size bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating and double glazing, the property has a privately enclosed south facing garden to the rear, a further garden to the front, plus a block paved driveway and double garage providing off road parking for a number of vehicles.

Situated in the sought after village of Tollerton, the property is within easy reach of a good local Primary School, Nottingham City Centre, and surrounding villages via main road routes and local transport links.

Viewing is highly recommended.

Guide Price £635,000





ACCOMMODATION

French doors open to the entrance porch at the front. The entrance porch has tiled flooring, a courtesy light, and a composite entrance door opening to the entrance hallway.

The entrance hallway has stairs off to the first floor, an under stairs cupboard, Karndean flooring, two windows overlooking the entrance porch (with fitted shutters), two radiators, and doors into the office, the ground floor wc, the kitchen/diner, and the living room.

The office has a window (with fitted shutters) to the side, a radiator, and access into the loft.

The ground floor wc has a low flush wc, and a wash hand basin with storage beneath. There is a window to the side, Karndean flooring, and a radiator.

The kitchen/diner has a range of shaker style wall and base units, Quartz worksurfaces, a stainless steel sink with a mixer tap and draining grooves, and integrated appliances including: a fridge/freezer, a dishwasher, a Bosch oven, a Bosch microwave, and a Bosch induction hob with an extractor hood over. There is Karndean flooring, two radiators, two windows to the rear, and a door into the utility room.

The utility room also has shaker style wall and base units, Quartz worksurfaces, a stainless steel sink and drainer with a mixer tap over, space and plumbing for a washing machine, and space for a dryer. There is Karndean flooring, a radiator and door opening to the side.

The living room has a window to the front, a feature fireplace, two radiators, wall light points, and French doors opening to the conservatory.

Overlooking the rear garden, the conservatory has tiled flooring, wall light points, a polycarbonate roof with a Velux window, and French doors opening out.

On reaching the first floor, the landing has a window (with fitted shutters) to the front, a radiator, wall light points, a store cupboard, and doors into all four bedrooms, and the family bathroom.

Bedroom one has a window (with fitted shutters) to the rear, a radiator, wall light points and an en-suite shower room. The en-suite shower room is fully tiled and has a wc, a wash hand basin with storage beneath, and a shower cubicle. There is a window to the side, an

extractor fan, a vanity mirror, a shaver point, and a chrome heated towel rail.

Bedroom two also has a window to the front (with fitted shutters), a radiator, and built in wardrobes.

Bedrooms three and four both have windows to the rear (with fitted shutters). Each has built in wardrobes, and a radiator. Bedroom four also has a loft access hatch.

Finally, the family bathroom has a bath with a mains fed shower and glazed screen over, a wc, and a wash hand basin with storage beneath. There is a window to the front, tiled flooring, part tiled walls, an extractor fan, a vanity mirror, a shaver point, and a chrome heated towel rail.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to two vehicles, and in turn gives access to the DOUBLE GARAGE (with two electric up and over doors, power and lighting connected, a window to the side, a personnel door to the rear, and a security light). There is a lawned garden adjacent, with mature shrubs, a pathway to the entrance door, and a pedestrian gate leading to the rear garden.

The well maintained south facing rear garden includes a paved patio seating area, a lawned area, mature shrubs, and a variety of plants. The garden is privately enclosed by timber screen fencing.

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,679.85.

Referral Arrangement Note

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
75		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
EU Directive 2002/91/EC		
England & Wales		



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