

Rex Gooding



17 Muir Avenue, Tollerton, NG12 4EZ

Guide Price: £395,000

A detached three-bedroom bungalow set in the popular and well-served village of Tollerton, this beautifully presented home offers comfortable and versatile living across two floors.

At the heart of the property is a generously sized living room, filled with natural light through an attractive bay window and centred around a characterful feature fireplace — the perfect space to relax and unwind. The modern kitchen is both practical and stylish, with the added benefit of direct access into a bright conservatory, creating a wonderful connection between indoor and outdoor living.

Two well-proportioned bedrooms and a contemporary shower room are also found on the ground floor, with the addition of the first floor bedroom providing excellent flexibility — lending itself to the option of utilising one of the ground floor rooms as a second reception room, formal dining room, or dedicated home office, depending on the needs of the household.

A staircase leads to a further bedroom on the first floor, accompanied by a partially converted store room that presents exciting potential — whether transformed into an additional bedroom, a private home office, or a luxury bathroom, the space is yours to shape.

Externally, the property continues to impress. A private driveway provides ample off-road parking alongside a garage, while the beautifully maintained rear garden offers a peaceful and secluded retreat, ideal for both entertaining and quiet enjoyment throughout the seasons.

Completing this outstanding package, the property is offered for sale with no upward chain, allowing for a smooth and straightforward move. An early viewing is strongly recommended to fully appreciate everything this lovely home has to offer.

Accommodation & Amenities

- Detached three-bedroom bungalow located in the popular and well-served village of Tollerton, offered with no upward chain.
- Spacious living room featuring an attractive bay window and characterful feature fireplace.
- Modern kitchen with access to a bright conservatory, creating a seamless connection between indoor and outdoor living.
- Versatile accommodation across two floors, with the first floor bedroom allowing a ground floor room to be used as a second reception, dining room, or home office.
- Partially converted store room on the first floor offering exciting potential for an additional bedroom, bathroom, or home office.
- Private driveway, garage, and a beautifully maintained, secluded rear garden perfect for entertaining and relaxation.



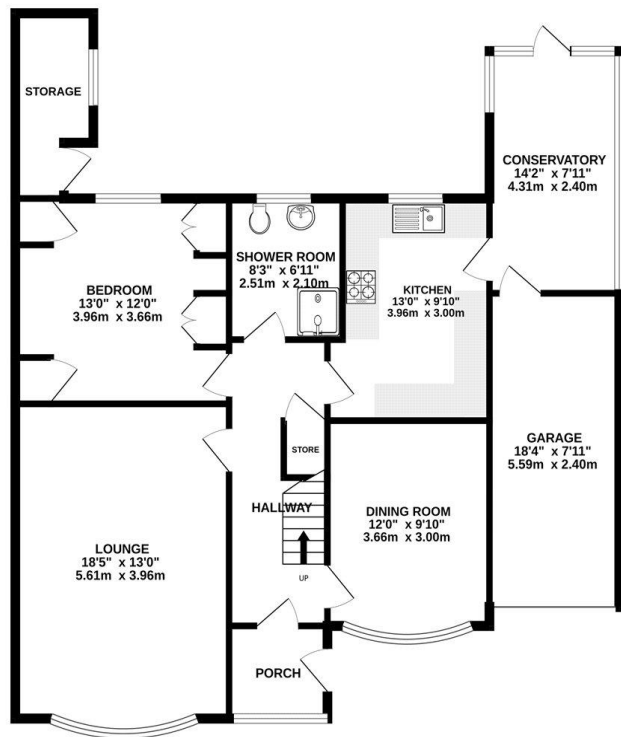




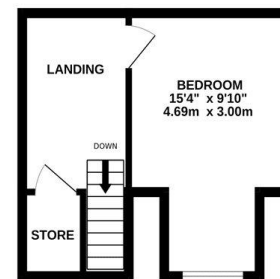




GROUND FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



1ST FLOOR
231 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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