

# HoldenCopley

PREPARE TO BE MOVED

Callaway Close, Wollaton, Nottinghamshire NG8 2BT

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Guide Price £280,000



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POPULAR LOCATION...

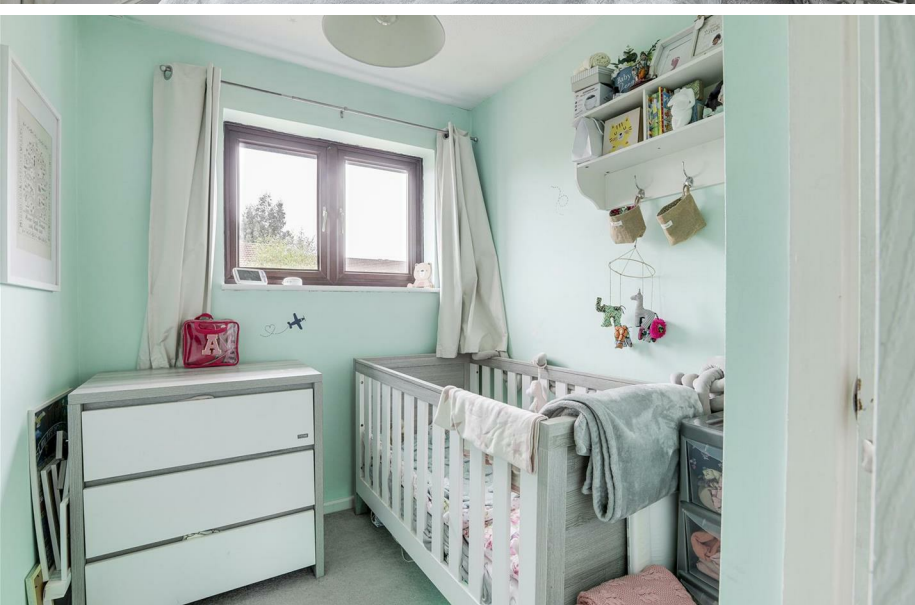
GUIDE PRICE: £280,000 - £300,000

This well-presented three-bedroom semi-detached house is located on a quiet cul-de-sac in the popular area of Wollaton, within catchment area for Fernwood primary and secondary school, just moments from Wollaton Park and with convenient access to Nottingham City Centre and easy access to M1 and A52. On the ground floor, is an entrance hall leading to a spacious living room. The living area seamlessly connects to the dining room, creating an open, light-filled space ideal for gatherings. Off the dining room, a conservatory offers a year-round retreat with views of the garden, while the modern kitchen provides a practical area for your culinary needs. Upstairs, the home includes two well-sized double bedrooms, a comfortable single bedroom, and a three-piece bathroom suite. Externally, the property features a front driveway with off-road parking and access to a garage. The front also includes a garden with a small lawn. The enclosed rear garden offers a patio seating area and a lawn, perfect for enjoying the outdoors.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Two Reception Room
- Modern Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Hall  
4'3" x 6'2" (1.32m x 1.88m)

The hall has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving, a UPVC double-glazed window to the side elevation and a single door providing access into the accommodation.

Living Room  
13'3" x 12'5" max (4.05m x 3.80m max)

The living room has laminate wood-effect flooring, a radiator, ceiling coving, open access to the dining room and a UPVC double-glazed window to the front elevation.

Dining Room  
7'10" x 10'11" (2.39m x 3.34m )

The dining room has laminate wood-effect flooring, a radiator, ceiling coving and a sliding patio door providing access to the conservatory.

Conservatory  
9'7" x 14'8" max (2.93m x 4.48m max)

The conservatory has laminate wood-effect flooring, a radiator, recessed spotlights, open access to the kitchen, UPVC double-glazed windows surround and double French doors opening out to the rear garden,

Kitchen  
10'10" x 7'6" (3.32m x 2.30m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, gas hob & fridge freezer, space and plumbing for a washing machine, partially tiled walls, ceiling coving and vinyl flooring.

FIRST FLOOR

Landing  
6'3" x 8'5" (1.91m x 2.58m)

The landing has carpeted flooring, ceiling coving, an in-built storage cupboard, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom  
8'11" x 12'9" (2.73m x 3.89m )

The main bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Two  
11'4" max x 9'2" (3.47m max x 2.80m)

The second bedroom has carpeted flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Bedroom Three  
6'5" max x 9'6" (1.96m max x 2.91m)

The third bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bathroom  
6'0" x 6'1" (1.84m x 1.87m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a double ended bath with central taps and an electric shower fixture, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front  
To the front of the property is a driveway providing off-road parking for multiple cars, gated access to the rear garden, a lawn and plants and shrubs.

Garage  
18'3" x 9'1" (5.57m x 2.77m)

Rear  
To the rear of the property is an enclosed garden with a block-paved patio area, a lawn, mature trees and fence panelling boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 1000Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

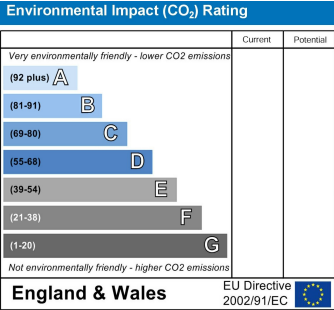
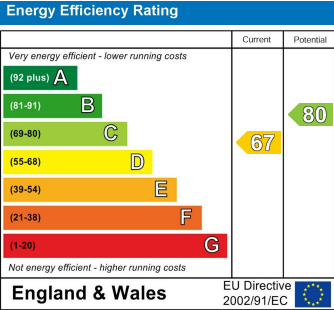
Council Tax Band Rating - Nottingham City Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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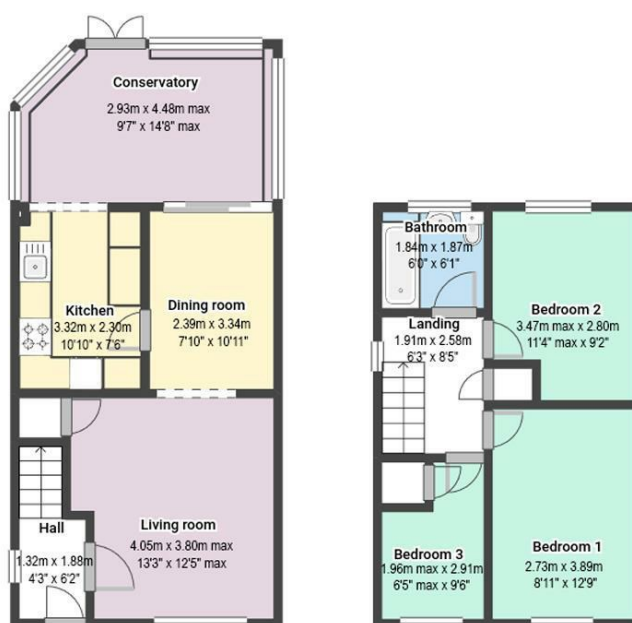
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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