



**Callaway Close**  
**Wollaton, Nottingham NG8 2BT**

**Offers Over £425,000**

An impressive and extended three bedroom, two bathroom detached family house offered for sale with no upward chain.



Robert Ellis are delighted to bring to the market this exceptionally well presented and extended three bedroom, two bathroom, three toilet detached family house situated within this popular and established residential location known locally within the Torville and Dean estate in Wollaton.

With adaptable and extended accommodation over two floors comprising: Entrance lobby to front living room, middle dining room, downstairs bedroom/playroom or office space, utility doubling up as a downstairs WC and a spacious full width breakfast kitchen to the ground floor. The first floor landing provides access to three double bedrooms, one with en-suite facilities and a modern three piece bathroom suite.

Externally there is ample parking to the front as well as parking to the rear leading to the garage space (since converted to a home office/gym) as well as an enclosed walled garden with entertaining space and water feature.

The property itself sits favourably within easy access of excellent nearby transport links, schooling, healthcare needs and the shops and services within Wollaton and Beeston.

We believe the property would make an ideal long term family home and would highly recommend an early internal viewing to appreciate the high quality finish and adaptable accommodation on offer.



## Entrance Lobby

6'3" x 4'10" (1.91 x 1.49)

Composite and double glazed front entrance door, solid oak flooring, double glazed window to the front, LED spotlights, radiator and oak glazed door to the living room.

## Living Room

15'6" x 13'2" (4.73 x 4.02)

Double glazed window to the front with fitted blinds, wall light point, radiator, feature vertical radiator, stairs rising to the first floor with feature solid oak spindle balustrade, media points and oak sliding doors to the dining room.

## Dining Room

15'5" x 10'4" (4.71 x 3.17)

Matching to the entrance lobby, solid oak flooring, ample space for dining table and chairs, useful understairs storage cupboard, spotlights, opening through to the kitchen and ground floor doors to the utility/WC and ground floor bedroom/playroom.

## Bedroom Four/Office/Playroom

14'10" x 7'3" (4.54 x 2.23)

Double glazed window to the front with fitted blinds, radiator, LED spotlights and wall mounted electric fire.

## Utility/WC

7'4" x 5'11" (2.24 x 1.81)

White two piece suite comprising push flush WC and wash hand basin, tiling to dado height, radiator, tiled flooring, plumbing for washing machine and space for further under counter appliance such as a tumble dryer, roll top worksurface with space above, spotlights and extractor fan.

## Dining Kitchen

23'10" x 8'7" (7.28 x 2.64)

Comprising a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating SMEG four ring hob with curved Hotpoint extractor fan over, fitted eye level double oven/grill, two inset separate sink units, one with separate half drainer, both with mixer tap one of which being pull out spray hose operational, integrated fridge freezer, display plate rack, glass fronted crockery cupboards, two double glazed windows to the rear both with fitted blinds, feature vaulted ceiling with LED spot lighting and uplighting, four Velux roof windows, radiator, wine chiller, kickboard lighting, tiled floor and double glazed French doors opening out to the rear garden.

## First Floor Landing

Feature oak spindle balustrade, hideaway storage airing cupboard with floating shelves, oak panelled internal doors providing access to all first floor rooms and wooden pull down ladder style staircase to the loft space which is boarded, lit, insulated and also houses the gas fired combination boiler (for central heating and hot water).



## Bedroom One

15'7" x 11'3" (4.76 x 3.45)

Two double glazed windows to the front both with fitted blinds, radiator, LED spotlights and TV point.

## Guest Bedroom Two

14'9" x 7'3" (4.51 x 2.23)

Double glazed window to the front with fitted blinds, LED spotlights, TV point and oak panelled door to the en-suite.

## En-Suite Shower Room

7'4" x 6'5" (2.25 x 1.96)

Three piece suite comprising corner shower cubicle with feature curved glass shower screen and mains controlled drench shower over, push flush WC and feature wash hand basin with waterfall style mixer tap and storage cupboard beneath. Double glazed window to the rear, partially tiled walls and tiled floor, extractor fan, spotlights and chrome heated ladder towel radiator.

## Bedroom Three

12'11" x 9'1" (3.96 x 2.77)

Double glazed window to the rear overlooking the rear garden with fitted blinds, radiator and spotlights.

## Family Bathroom

6'1" x 6'1" (1.87 x 1.86)

Modern three piece suite comprising 'P' shaped spa bath with curved shower screen and electric Triton shower over, feature free standing wash hand basin with mixer tap and hidden cistern push flush WC. Fully tiled walls and floor, tiled shelving, double glazed window to the rear, spotlights and chrome heated ladder towel radiator.

## Outside

To the front of the property there is ample off street parking available for several cars which in turn provides access to the front entrance door. There is additional parking to the rear of the property beyond the fenced boundary line leading to a pitched roof garage space.

The rear is enclosed by timber fencing and feature curved wall to the boundary line. The garden is lawned with a raised decked entertaining space which in turn has bi-fold doors opening through to the garage.

## Garage/Home Office

13'1" x 8'9" (4.01 x 2.67)

Retaining the up and over door to the front, internally boarded, lined and decorated with bi-fold side opening doors with fitted blinds, power and lighting. To the rear of the garage there is a separate storage space accessed by an internal door.

## Rear Store Area

8'9" x 4'4" (2.67 x 1.34)





1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1461 sq.ft. (135.8 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 inaccuracy. The floorplan is for guidance only and should not be relied upon as an accurate description of the property. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	73	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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