

# HoldenCopley

PREPARE TO BE MOVED

Calver Close, Wollaton, Nottinghamshire NG8 IAT

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**Guide Price £400,000 - £425,000**



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WELL-PRESENTED THROUGHOUT...

Welcome to this beautifully extended four-bedroom semi-detached bungalow, offering a spacious and well-presented home in a popular location. Close to local amenities such as shops, eateries, Wollaton Hall & Park, schools, universities, and excellent commuting links. Upon entering, you are greeted by a welcoming hall that provides access to a cosy living room, featuring a charming log burner. The kitchen is well-equipped for all your culinary needs and seamlessly opens into the dining room, which boasts bi-folding doors that lead out to the rear garden, creating a perfect space for entertaining. The ground floor also includes two double bedrooms and a stylish family bathroom. The upper level has been thoughtfully extended to include two additional double bedrooms. The master bedroom benefits from built-in wardrobes and a spacious en-suite, while the second bedroom has its own separate W/C for added convenience. Outside, the front of the property features a driveway providing off-road parking for multiple cars, and a garden area with a lawn and a variety of plants and shrubs to add to the property's kerb appeal. The rear of the house offers a private enclosed garden with a lawn, a decked seating area, a patio seating area, and a summer house. Additionally, there is access to the garage, which provides ample storage space.

MUST BE VIEWED







- Semi-Detached Bungalow
- Four Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom
- En-Suite & W/C
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Hall

5'6" x 17'1" (1.70m x 5.22m)

The hall has laminate wood-effect flooring, carpeted stairs, two radiators, ceiling coving and a single door providing access into the accommodation.

### Living Room

17'7" x 11'7" (5.38m x 3.54m)

The living room has laminate wood-effect flooring, a feature log burner, ceiling coving and a UPVC double-glazed window to the front elevation.

### Kitchen

8'9" x 18'0" (2.68m x 5.49m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a ceramic sink and a half with a drainer and mixer tap, an integrated oven & gas hob, an extractor fan, space and plumbing for a dishwasher, fridge freezer & a wine cooler, a wall-mounted boiler, partially tiled walls, a breakfast bar, a vertical radiator, tiled flooring, ceiling coving and open access to the dining room.

### Dining Room

15'5" x 14'6" (4.70m x 4.42m)

The dining room has tiled flooring, a radiator, recessed spotlights, ceiling mounted speakers, a wall-mounted air conditioning unit, two windows to the side elevation and bi-folding doors opening out to the rear garden.

### Bedroom Three

11'10" x 11'6" (3.63m x 3.51m)

The third bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the front elevation.

### Bedroom Four

11'5" x 9'4" (3.49m x 2.85m)

The fourth bedroom has laminate wood-effect flooring, a radiator, ceiling coving, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

### Bathroom

9'1" x 5'6" (2.77m x 1.69m)

The bathroom has a low level dual flush W/C, a counter top wash basin, a shower enclosure with a shower fixture, a heated towel rail, partially tiled walls, tiled flooring and a UPVC double-glazed window to the rear elevation.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator and a Velux window.

### Master Bedroom

15'3" x 20'9" (4.65m x 6.35m)

The main bedroom has carpeted flooring, two radiators, in-built fitted wardrobes, access to the en-suite, access to the loft, and two Velux windows.

### En-Suite

6'5" x 14'7" (1.97m x 4.47m)

The en-suite has a low level dual flush W/C, a counter top wash basin, a double ended bath with central taps, a shower enclosure with an electric shower fixture, a heated towel rail, partially tiled walls, an extractor fan, laminate wood-effect flooring and two Velux windows.

### Bedroom Two

11'7" x 15'7" (3.55m x 4.75m)

The second bedroom has carpeted flooring, two radiators, access to the W/C and two Velux windows.

### W/C

5'10" x 2'3" (1.80m x 0.71m)

This space has a low level dual flush W/C, a wall-mounted wash basin, a tiled splash back, an extractor fan and laminate wood-effect flooring.

## OUTSIDE

### Front

To the front of the property is a pebbled stone driveway providing off-road

parking for multiple cars, a paved pathway, double-gated access to the rear garden, a lawn, a range of plants and shrubs and a hedge boundary.

### Rear

To the rear of the property is a private enclosed garden with a lawn, a decked seating area, a paved patio area, a summer house, access to the garage that offers ample storage space, a range of plants and shrubs, fence panelling and a brick-wall boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Some trees are protected under the conservation area.

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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.

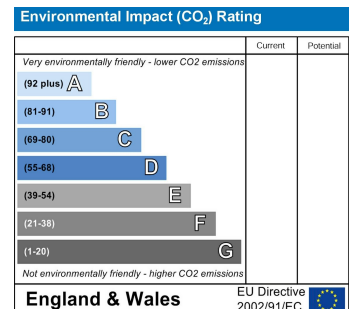
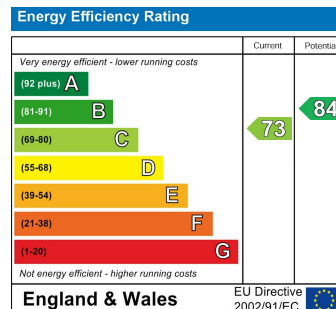
The vendor has advised the following:

Property Tenure is Freehold

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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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