



2 Callow Grove, North
Wheatley, DN22 9FB



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£530,000

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Paddock Grove is a stunning example of a family home; built to exacting standards in 2022, the property has been further enhanced by the current client to create an exceptional property. Filled with contemporary features including underfloor heating throughout the ground floor, bespoke solid wood media cabinets in the sitting room, bespoke solid wood wardrobe units to the main bedroom, two en-suite shower rooms and a kitchen with 'Siemens' and 'Bosch' appliances. There is also a detached garden room with a store, ample off-road parking, and a low-maintenance garden to the right aspect with an Indian sandstone covered patio area.





RECEPTION HALL 5.94m x 2.03m (19'6" x 6'8")

Composite double glazed front entrance door with matching sidelights, part-galleried staircase leading to 1st floor, timber effect flooring with underfloor heating, ceiling mounted downlights, range of engineered oak doors leading to main ground floor accommodation.

LOUNGE 6.35m x 4.92m (20'10" x 16'1")

An excellent-sized dual aspect reception room with double glazed full height windows to rear aspect and matching double glazed windows to front aspect, timber effect flooring with underfloor heating, a range of bespoke solid wood media cabinets with two window seats and shelving units.

STUDY 3.00m x 2.03m (9'10" x 6'8")

Double glazed window to right aspect, timber effect flooring with underfloor heating, broadband point.

DINING KITCHEN 6.41m x 3.71m (21'0" x 12'2")

Fitted with a range of Shaker-style base and wall units with a matching island unit underneath polished stone work surfaces. Appliances include a 'Bosch' full-size dishwasher, a 'Bosch' under-counter fridge, a 'Siemens' electric oven as well as a 'Siemens' microwave combination oven, and a 'Siemens' induction hob with down-draft extractor. There is also timber effect flooring with underfloor heating, two double-glazed windows to rear aspect with matching doors to the right aspect leading out to the patio area, range of ceiling mounted downlights.

UTILITY ROOM 3.69m x 2.54m (12'1" x 8'4")

Fitted with a further base unit to match the kitchen with stone effect work surface above. Space and plumbing for a washing machine and tumble dryer, space and supply for an American-style fridge freezer, double-doored full-height unit, composite double glazed door to rear aspect, single bowl sink and drainer, 'Ideal' gas-fired combination central heating boiler, wall-mounted electric consumer unit.

CLOAKROOM 1.60m x 1.01m (5'2" x 3'4")

Low-level dual flush WC, wash hand basin with toiletry storage below, decorative tiled flooring with matching tiled splashback, wall-mounted extractor fan, and ceiling-mounted downlight.

1ST FLOOR-LANDING 3.26m x 3.14m (10'8" x 10'4")

Column style radiator, hatch accessing roof space, cupboard housing hot water storage tank, doors leading to all bedrooms and bathroom.

BEDROOM ONE 6.34m x 4.94m (20'10" x 16'2")

Double glazed dormer style window to rear aspect, a range of bespoke solid wood fitted wardrobe units with hanging rails within, two column style radiators, a range of ceiling mounted downlights.

EN-SUITE 2.45m x 1.48m (8'0" x 4'11")

Shower enclosure with mains-fed shower within, wall-hung dual flush WC, circular wash hand basin with toiletry storage below, double glazed obscure window to rear aspect, ladder-style towel radiator, timber effect tiled floor, stone effect tiled walls, ceiling mounted extractor fan.

BEDROOM TWO 4.04m x 3.02m (13'4" x 9'11")

Double-glazed window to rear aspect, column-style radiator.





**NEWTON
FALLOWELL**



 **NEWTON
FALLOWELL**

EN-SUITE 2.45m x 1.48m (8'0" x 4'11")

Low-level dual flush WC, wash hand basin with toiletry storage below, shower enclosure with mains-fed shower and further handheld attachment, stone effect tiled flooring with complimentary tiled walls, chrome ladder-style towel radiator.

BEDROOM THREE 3.14m x 2.55m (10'4" x 8'5")

Double-glazed window to rear aspect, column-style radiator.

BEDROOM FOUR 2.95m x 2.54m (9'8" x 8'4")

Double-glazed window to rear aspect, column-style radiator.

BATHROOM 3.12m x 1.76m (10'2" x 5'10")

Freestanding dual-entry bath with side-fill mixer tap, wall-mounted wash hand basin with toiletry storage below, wall-hung dual flush WC, shaver point, ladder-style towel radiator, timber-effect tiled flooring, stone effect tiled walls, ceiling mounted downlights, ceiling mounted extractor fan.

GARDENS & GROUNDS

Callow Grove is a private driveway, accessed off Top Street, with the property located on the right. The property can be accessed via a timber gate which accesses an Indian sandstone pathway leading to the front entrance door. A covered carport and driveway to the left of the property facilitate off road parking. A further Indian sandstone pathway leads to a timber gate accessing the ain garden, located to the right of the property. This garden features an artificial lawn area, a covered patio area, as well as borders containing mature plants and shrubs.



 **NEWTON
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FALLOWELL**

GARDEN ROOM 4.34m x 4.18m (14'2" x 13'8")

The detached garden room features power and light, with a timber effect floor covering and electric heater.

TENURE

Unregistered

COUNCIL TAX

Band E

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

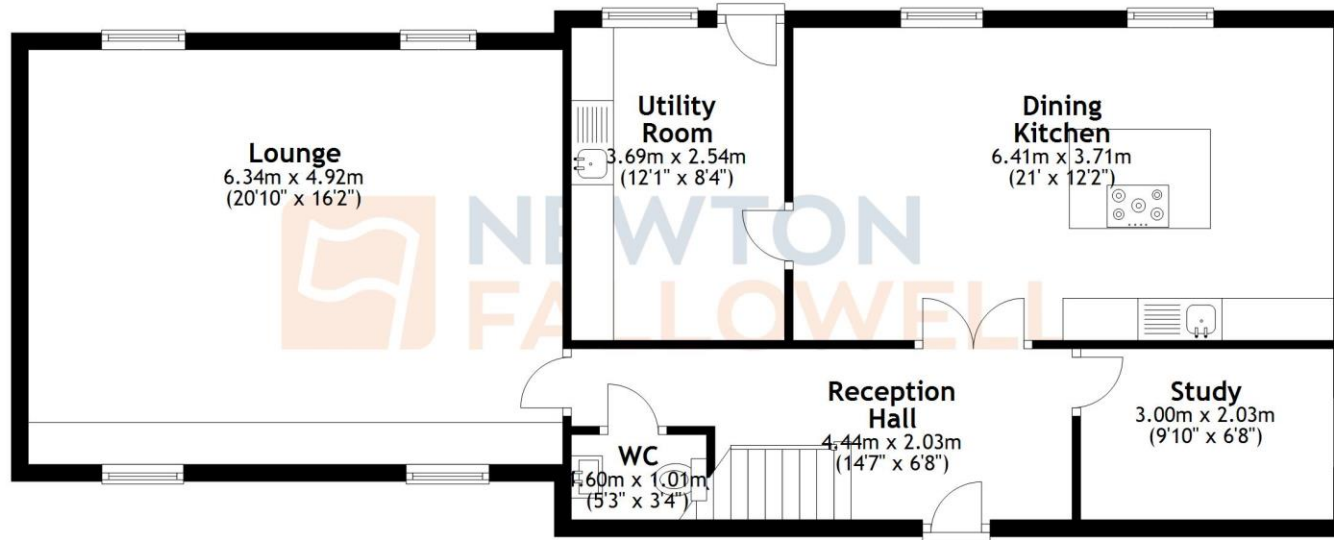
DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.

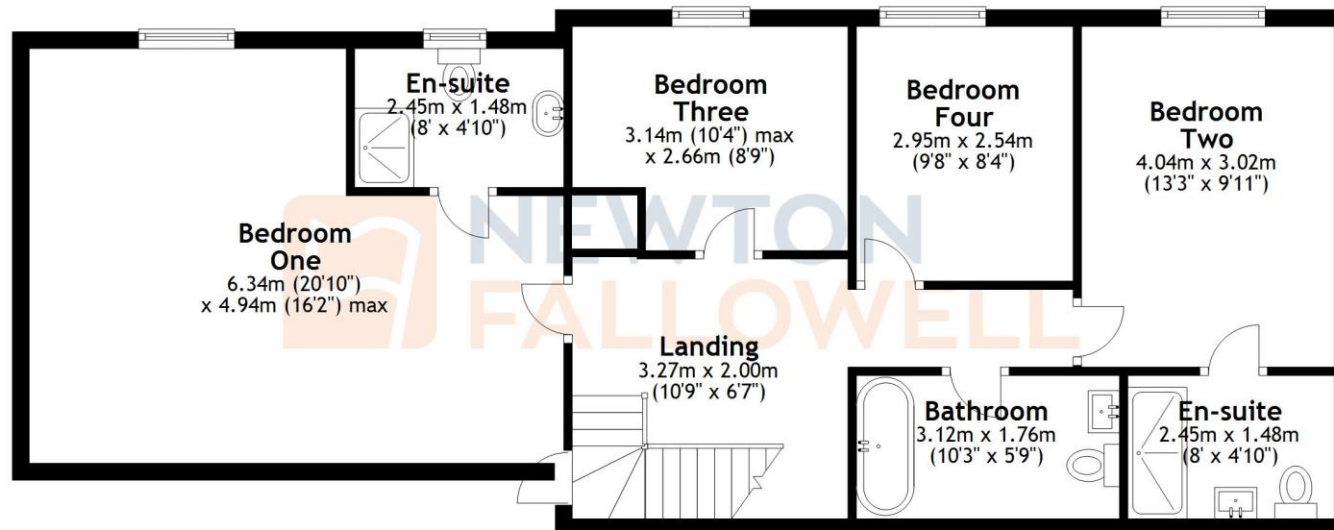




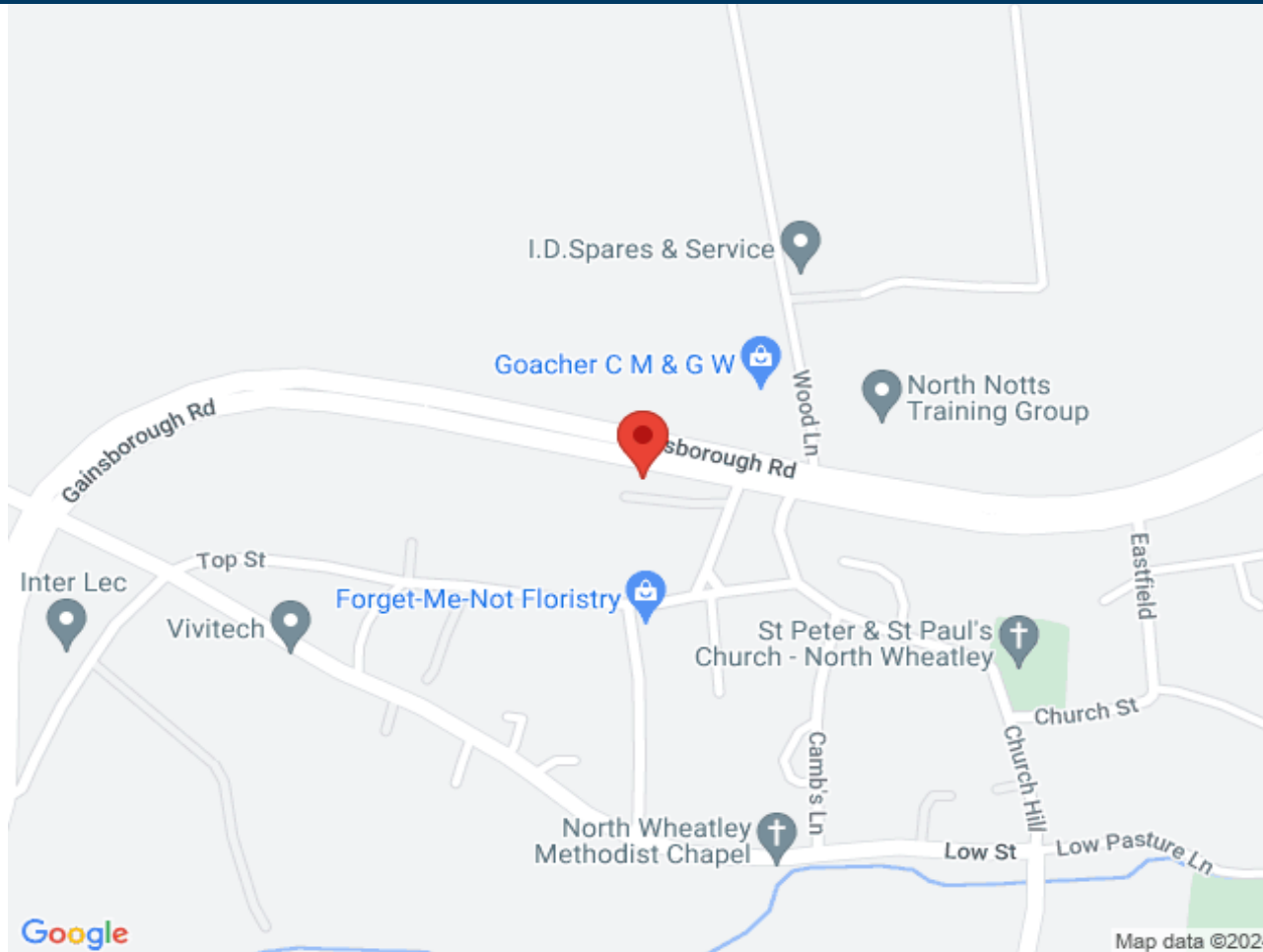
Ground Floor



First Floor



Total area: approx. 168.1 sq. metres (1809.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	85	
(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	
WWW.EPC4U.COM		

