Denny & Salmond

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Residential Sales & Letting Agents

31 Nixon Court

Callow End, WR2 4UU

Located in the charming village of Callow End, this beautifully refurbished and extended semi-detached house offers contemporary finishes and thoughtful design ensuring that every corner of the home is both stylish and functional. The interior boasts, entrance hall, living room, re-fitted kitchen, extended family dining room three generous bedrooms and bathroom. With a private rear garden and driveway parking to the front, this property demands an internal viewing to fully appreciate the quality and space available.

Offers In Excess Of £325,000

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Entrance Hall
Forward Facing part glazed entrance door opens into the Extended Entrance Hall (adding 32sq feet to the original hallway) with Herringbone flooring and doors off to Bedroom three, Living Room, Cloakroom and Kitchen. Double glazed window to side aspect, radiator, wall mounted fuse board and stairs rising to the first floor.

Living Room
13'7" x 10'10" (4.15 x 3.31)
Extending to 4.52m into the arched recess.

A bright Living Room with a double glazed bay window to front aspect, radiator with a Gas fire set in a Bath Stone Fire Place, which is featured either side by two illuminated arched alcoves.

Cloakroom
The Cloakroom is fitted with a floating wash hand basin with tiled splash back, close coupled WC, extractor fan and wall mounted mirror cabinet.

Re-fitted Kitchen
14'7" x 8'3" (4.46 x 2.53)
The Re-fitted Kitchen comprises high gloss base and eye level units with Quartz working surfaces and full height splash back. Undermounted one and a half stainless steel sink unit with mixer tap over, space and plumbing for a washing machine and integrated fridge. Whirlpool induction four ring hob with extractor over and Zanussi double electric oven. Column radiator, wood effect flooring throughout and archway leading to:

Family / Dining Room
20'0" x 12'10" (6.12 x 3.93)
Extensive double glazed windows fitted with blackout blinds to the rear aspect welcoming ample light and views over the well maintained garden. Three double glazed Velux electric windows with rain sensors and blackout blinds. Continuation of the wood effect flooring, double glazed door opening to the rear Garden. With a radiator under the window and column radiator on the internal wall.

Bedroom Three
9'8" x 7'11" (2.96 x 2.42)
Double glazed window to the side aspect, sun tube to the ceiling, radiator and door to cupboard housing the Water cylinder. (which still has 16 year warranty)

First Floor
Stairs rise to the first floor landing with doors off to both Bedrooms and Bathroom.

Access to roof space via hatch and fitted loft ladder, fully boarded with lighting, power, insulation with a Velux window. Located within the roof space is Atag central heating boiler. (which still has an 11 year manufacturers warranty)

Bedroom One
10'9" x 12'9" (3.28 x 3.89)
Extending to 4.46m into the window recess.

A generous double bedroom with two double glazed windows to the rear aspect, one double glazed window to the front aspect providing stunning views over roof tops towards open countryside (all windows are fitted with blackout blinds). Two radiators, door to storage cupboard and additional door to over stairs storage with shelving and hanging rail.

Bedroom Two
9'10" x 9'6" (3.01 x 2.92)
Extending to 3.53m into the door recess.

Double glazed window to the front aspect providing stunning views over roof tops towards open countryside, fitted wardrobe and additional door to a further fitted concealed wardrobe with radiator, slatted shelving and hanging rails. Radiator

Bathroom
The Bathroom is fitted with a white suite comprising corner bath with mixer tap and mains shower over complete with five panel extending shower screen, vanity sink unit with cupboards below and close coupled WC. Radiator, fully tiled walls, extractor fan, wall mounted mirror cabinet and double glazed window to rear aspect. The new flooring is waterproof to protect against any damage below.

Outside
The fore garden is predominantly laid to lawn with tandem parking for two vehicles with external electrics as well as PIR operated light adjacent to the entrance door.

The rear Garden is encompassed by timber fencing and mature hedges, laid to lawn with gated side access and a paved patio with external lights, eclectic and water. Numerous mature shrubs, trees and flower filled boarders surrounding. Steps lead up to the secondary level which is laid to lawn with additional flower filled boarders and mature shrubs. An additional storage shed and further bin store to the top of the garden.

A modern garden room sits on the upper level, with electric, lighting, double glazed windows and insulation, ideal for a home office of studio. (Available by separate negotiation)

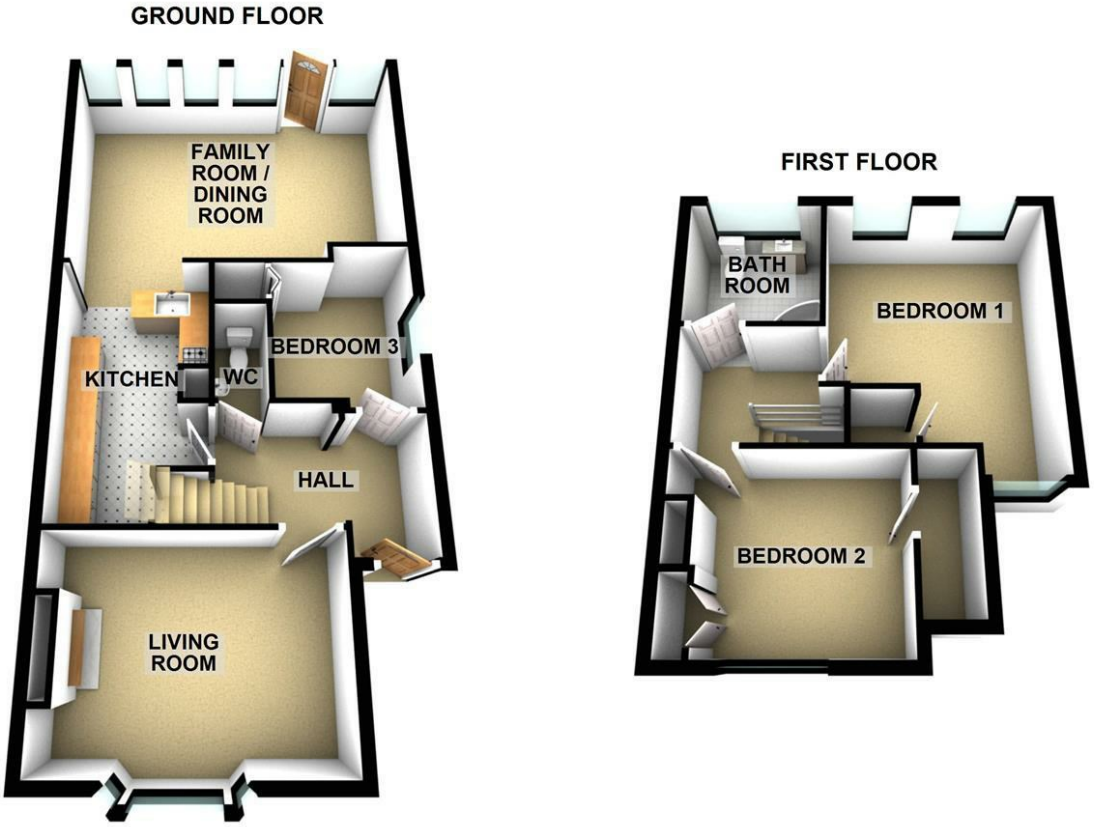
Council Tax Band
We understand that this property is council tax band C.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Freehold
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Disclosure
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Money Laundering Regulations
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Floor Plan



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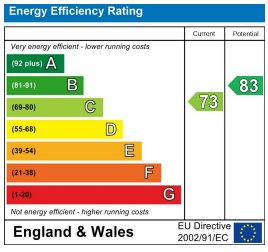

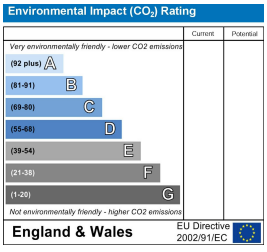

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