



**The Orchard Middle Lane, Morton, Southwell,
Nottinghamshire, NG25 0UY**

£995,000

Tel: 01636 816200

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- A Wonderful Detached Home
- High Spec' Finish Throughout
- Lounge with Wood Burner
- 5 Double Bedrooms
- Mature 0.45 Acre Plot

'The Orchard' is a fantastic bespoke home, recently constructed and offering beautifully appointed accommodation, finished to a high standard throughout with a great deal of thought and attention to detail.

The property successfully combines both traditional and contemporary elements to create a wonderful family sized home, thoughtfully designed to echo the charm and character a threshing barn and with the accommodation approaching 2,800 square feet in total.

The property is beautifully appointed with a calm, neutral palette throughout and includes an elegant double-height entrance with oak staircase rising to the 1st floor galleried landing and a lounge with log-burning fire. The fabulous living style kitchen will no doubt be the hub of the home, featuring 4 sets of bi fold doors onto the gardens and a high spec fitted kitchen with large Quartz-topped island unit. There is a large utility room, W/C and ground floor double bedroom with en-suite, an excellent 5th bedroom of home office/playroom if preferred.

The 1st floor provides 4 double bedrooms plus the sleek, contemporary principle bathroom and en suite shower room.

The plot is a great feature of the property, extending to approximately 0.45 acres including double electric gates onto the sweeping gravelled driveway, a highly useful double garage with adjoining workshop/store plus generous lawns and Italian Sandstone paving.

ACCOMMODATION

A large entrance door in quality 'Accoya' timber with polished chrome furniture leads into the entrance hall.

ENTRANCE HALL

A fantastic feature to the property with galleried landing above, solid oak flooring with underfloor heating and useful under stairs storage. There is a large double glazed arched window overlooking the rear garden, spotlights to the ceiling and oak veneer doors to rooms including a door into the lounge.

LOUNGE

A spacious and well proportioned reception room with double glazed window to the front aspect and a glazed French door onto the main garden. Underfloor heating and a feature fireplace with large chimney breast, oak mantle and granite hearth housing a cast-iron log burner .

- Beautifully Appointed
- Fabulous 38' Living Kitchen
- Large Utility, GF W/C
- Sleek Bathroom & 2 En Suites
- Double Garage & Workshop

LIVING KITCHEN

A fantastic addition to the property, extending to over 38 ft in length with tiled flooring and underfloor heating throughout, two double glazed windows to the side aspect and for sets of glazed bi fold doors onto the gardens creating a wonderful light and airy space for living, dining and entertaining. The bi-fold doors all have electric blinds fitted.

The kitchen is fitted with a fantastic range of base and wall cabinets in both Oxford Blue and a contrasting Limestone tone, with Quartz worktops, up stands, and sill, undermounted sink with boiling tap plus a large island unit housing the Siemens Flex Induction hob with flush fit ceiling mounted extractor hood over and breakfast bar seating for three. There is underlighting to the wall units and a comprehensive range of built-in appliances including a dishwasher by Siemens, a bank of three eye-level ovens by Siemens and including 2 fan assisted ovens plus a microwave/combi oven with warming drawer below plus a Caple wine cooler.

GROUND FLOOR BEDROOM FIVE

A useful and versatile room with underfloor heating, a double glazed window to the front aspect and a door into the en suite shower room.

EN SUITE SHOWER

Superbly fitted with a contemporary style suite including a RAK vanity wash basin with mixer tap and cupboard below, a concealed cistern wall hung toilet with chrome flush plate, and a quadrant shower cubicle with glazed sliding doors and mains fed shower. The walls and floor are fully tiled, extractor fan and spotlights to the ceiling, chrome towel radiator and a double glazed obscured window to the front aspect.

UTILITY ROOM

A spacious and useful utility room, fitted with a range of base and wall cabinets with Quartz worktops and matching up stands, an under mounted stainless steel sink with drainer grooves to the side and mixer tap. Tiled flooring with underfloor heating, electrical consumer unit, Ideal combination boiler combination, space for appliances including plumbing for a washing machine plus an integrated fridge freezer.

Double glazed window and stable style door to the side elevation.

GROUND FLOOR CLOAKROOM

Superbly fitted with a contemporary style suite including wall hung concealed cistern toilet with chrome flush plate, vanity wash basin with Hansgrohe mixer tap and drawers below, tiled flooring and tiled splashbacks, spotlights and extractor fan to the ceiling and a double glazed obscured window to the side elevation.

GALLERIED LANDING

A fantastic galleried landing overlooking the hallway with central heating radiator, spotlights to the ceiling, a double glazed window to the rear aspect and an airing cupboard housing the Ideal central heating boiler *

BEDROOM ONE

A large double bedroom with central heating radiator, spotlights to the ceiling, a double glazed window overlooking the rear garden and a useful run of deep fitted wardrobes with hanging rails, shelving and light.

EN SUITE SHOWER

Superbly fitted with a Duravit vanity unit with drawer and mixer tap, a concealed cistern wall hung toilet with chrome flush plate and a large shower enclosure with low profile tray, glazed sliding doors and mains fed shower. Tiled walls and flooring, chrome towel radiator, spotlights to the ceiling and a high-level Keylite roof window.

BEDROOM TWO

A good sized double bedroom with central heating radiator and a double glazed window to the front aspect.

BEDROOM THREE

A double bedroom with central heating radiator and a double glazed window to the side aspect.

BEDROOM FOUR

With vaulted ceiling and four Keylite roof windows plus central heating radiator.

BATHROOM

A large 4 piece bathroom including comprising a deep dual ended bath with mixer tap, a wall hung concealed cistern toilet with chrome flush plate, a generous shower enclosure with low profile tray and mains fed drench head shower plus additional spray hose. Wall hung vanity unit with mixer tap and drawer storage, tiled flooring and walls, spotlights and extractor fan to the ceiling, chrome towel radiator and a double glazed obscured window.

GARDENS

The property occupies a generous and mature plot, extending to approximately 0.45 acres, with sweeping lawns, majestic trees including Horse Chestnut and Sycamore, Indian Sandstone paved patio areas, blue paved pathways and a large timber deck with pergola overhead.

DRIVEWAY & GARAGE WITH WORKSHOP

A sweeping gravelled driveway accessed from via electronic gates leads to generous gravelled parking and turning to the front of the brick built double garage with useful adjoining workshop/store.

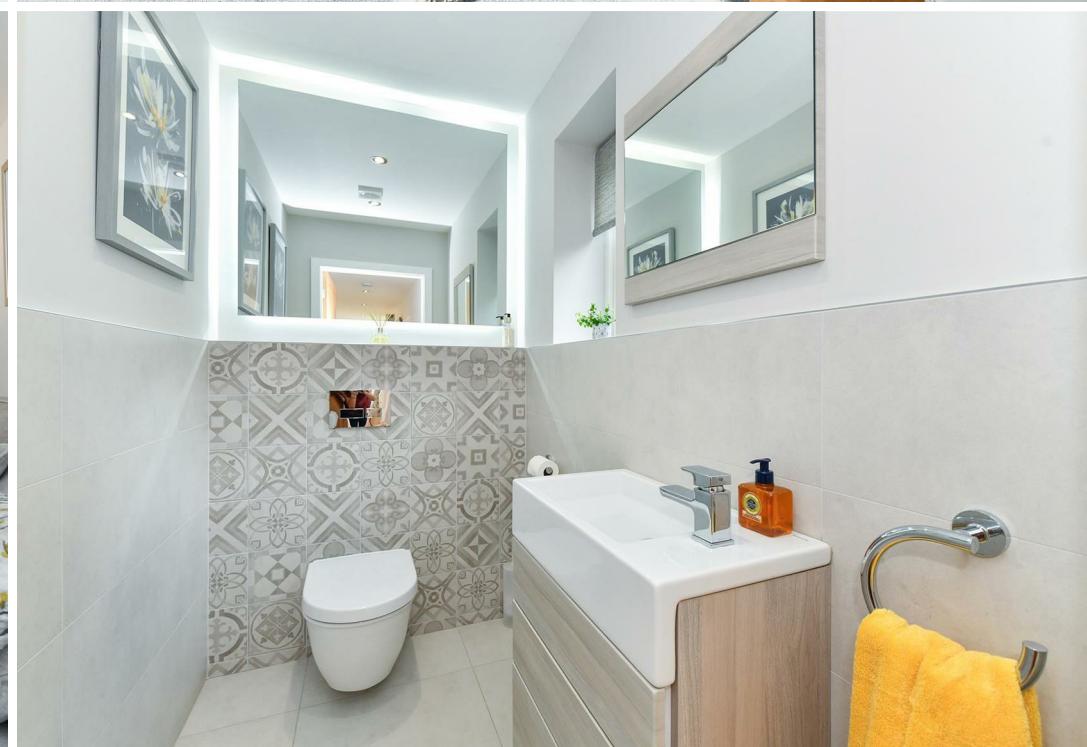
COUNCIL TAX BAND

The property is registered as council tax band G











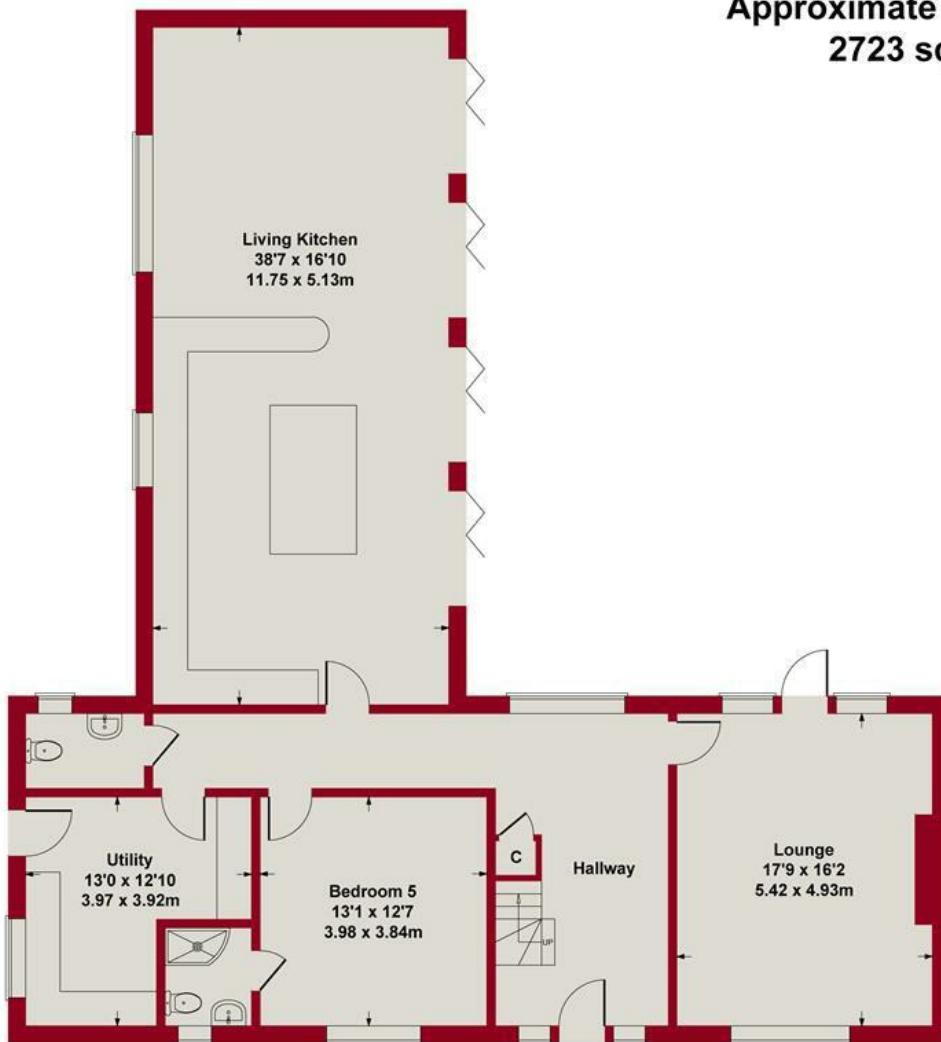




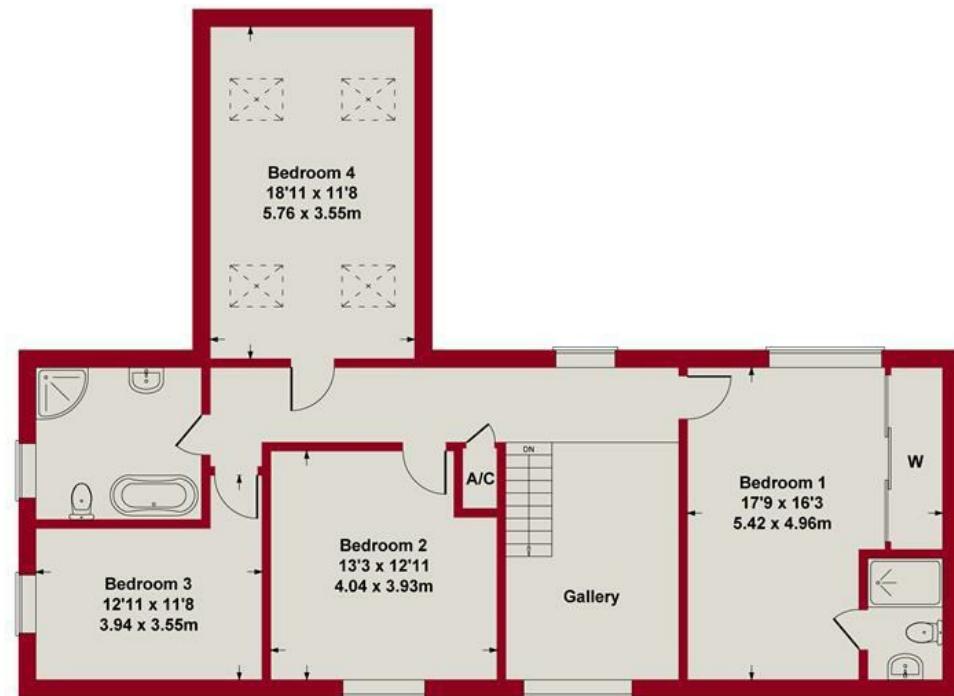




Approximate Gross Internal Area
2723 sq ft - 253 sq m



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	88
(81-91)	B		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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