Robert Ellis

look no further...

The Orchard, High Road,
Chilwell, Nottingham
NG9 5EG

£550,000 Freehold

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We are delighted in offering for sale this this brand new four-bedroom chalet style detached Bungalow, built to a high-quality specification throughout and designed with level access to the front & rear entrances, with extra wide doors throughout the ground floor. All walls and ceilings have additional acoustic insulation for improved sound proofing and heat retention.

Offering spacious and versatile accommodation, great for a range of buyers looking for future proof living into retirement.

On entering the welcoming generous hallway, you are greeted to two generous ground floor bedrooms. The master has a large ensuite shower room and the second has access to a Jack and Jill shower room linking back into the hallway.

Walking through the hallway, you then enter a large open plan living dining kitchen, with the kitchen area having a high quality 'Hacker" German engineered kitchen with an array of built in appliances and central island unit. The living area has large, oversized aluminium sliding patio doors, seamlessly opening to a composite decked area on the same level with the garden beyond. Full height kitchen doors open to a concealed utility room.

Rising to the first floor, the light and spacious landing provides access to two further double bedrooms a study/hobby room, which has concealed first fix electrics and plumbing to enable to be converted into a kitchenette, this is potentially ideal for those looking to have a live in carer, who then can occupy the first floor. There is a large four-piece family bathroom also to the first floor.
The rear gardens are newly landscaped and sited within the garden is a purpose-built insulated garden room with kitchenette and WC. Great for those working from home or as a den, "man cave" studio etc.

This instantly attractive brand-new property is finished to a high specification with great energy efficiency and a ten-year LABC build warranty and the developer has recently been awarded 'Most trusted home builder for the East Midlands 2024' by UK enterprise awards.
This completed property just requires floor coverings throughout which the vendor will provide within a range allowing the incoming buyer a choice.

Situated in this popular residential suburb, adjacent to another individually built, four-bedroom detached house by the developer. Conveniently placed on a regular bus route, close to the vibrant market town of Beeston (approximately 1 mile away), offering a variety of shops and amenities, bistro's, restaurants and cafe's. Beeston also enjoys good transport links with train and bus. Those who enjoy the outdoors, Attenborough Nature Reserve is within easy reach.

This Versatile property must be viewed internally to fully appreciate the space and flexibility on offer.

Entrance Hallway
21'7" x 6'5" (6.6m x 1.98m)
A large welcoming central reception hall, with radiator, stairs to the first floor with useful under stair alcove. Aluminium contemporary extra wide front entrance door with double glazed windows.

Bedroom One
12'9" x 13'2" (3.91m x 4.03m)
Radiator, double glazed window to the side and double glazed window to the front with fitted blinds. Media & TV point, dimmable above bed lights & a dimmable centre light, switched at the entrance door and the bedside

En-Suite
7'5" x 7'3" (2.28m x 2.22m)
A spacious room with a three piece suite comprising; floating wash hand basin and vanity unit, floating low flush WC with concealed cistern, a large profile shower tray with screen and twin rows thermostatic controlled shower system. Feature with PIR sensor, fitted cabinet with mirror, light and internal charger/shaving point. Double glazed obscure window.

Bedroom Two
12'10" x 12'1" (3.93m x 3.69m)
Media & TV points, radiator, double glazed window to the side and double glazed window to the front with fitted blinds. Connecting door to Jack and Jill shower room.

Jack and Jill Shower Room
7'1" x 6'4" (2.16m x 1.95m)
Three piece suite comprising; wash hand basin with vanity unit, low flush WC and shower cubicle with twin rows thermostatic controlled shower system. Heated towel rail, fitted cabinet with mirror, light & internal charging/shaving point. sliding pocket door to hallway.

Living Dining Kitchen
32'7" x 12'4" (9.95m x 3.78m)
Incorporating a high quality 'Hacker' German manufactured kitchen comprising a range of wall, base and drawer units with useful storage systems, low profile styled Silestone work tops and inset one and half bowl Quartz sink unit with "Quooker" boiling water tap. Integrated appliances include a 'Siemens' five ring induction hob with concealed extractor hood over, 'Siemens' electric oven and matching combination microwave, integrated dishwasher and full height larder fridge and separate full height freezer. Fitted wine cooler with cocktail bar inspired unit above. Central island unit with drawer bank and breakfast bar. Full height kitchen door fronts concealing the utility room. Two radiators, media/TV points, remote control lighting, double glazed windows to the side and rear. Large sliding aluminium patio doors opening to the rear garden.

Utility Room
6'4" x 6'1" (1.94m x 1.86m)
Fitted wall and base units with oak worktops and inset Quartz sink unit with single drainer, integrated washing machine and separate tumble dryer. Wall mounted central heating & hot water boiler, radiator, double glazed door to the side.

First Floor Landing
22'6" x 10'8" reducing to 7'9" (6.88m x 3.26m reducing to 2.38m)
A large, light and spacious landing with two Velux roof lights, radiator, built in cylinder & airing cupboard.

Bedroom Three
11'0" x 13'0" (3.37m x 3.98m)
Radiator, TV point, double glazed Dorma window to the front.

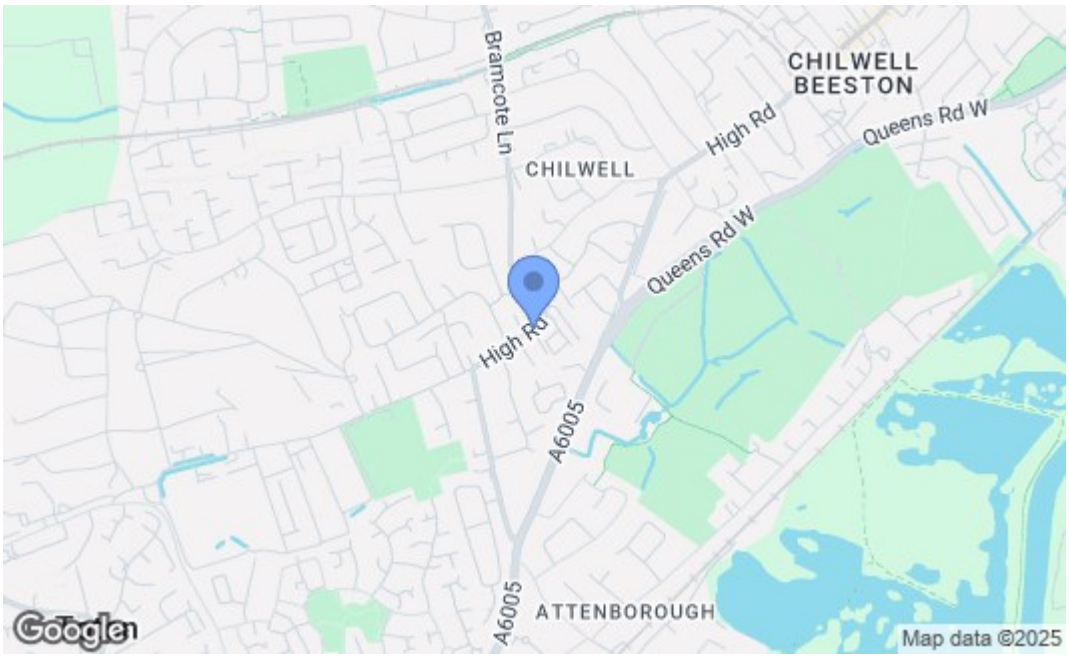
Bedroom Four
13'0" x 11'1" (3.97m x 3.40m)
Radiator, TV point, double glazed Dorma window to the rear.

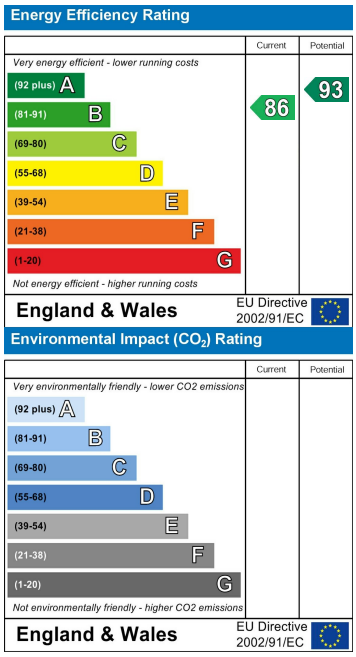
Study/ Bedroom 5
9'3" x 10'5" (2.84m x 3.18m)
This versatile space can be used as a bedroom, study, hobby room and has concealed first fix plumbing and electrics to be able to use as a kitchenette if desired, A CGI shows an indication of how this may look. Radiator, double Velux roof light.

Family Bathroom
10'9" x 12'11" (3.28m x 3.96m)
A spacious room housing a four piece suite comprising; oversize tub with taps, low flush WC, wash hand basin with vanity unit and walk in shower cubicle with twin rows thermostatic shower system. Heated towel rail, fitted bathroom cabinet with mirror, light and charger/shaver point. Sensor lighting, radiator and double-glazed obscure window.

Outside
The front garden is enclosed with wrought iron railing to the front boundary and composite gate with pathway leading to the front door. There are two sections laid to lawn and planted ever green shrubs. There is gated pedestrian access at one side of the property, leading to the rear garden. The rear garden is enclosed with contemporary composite fencing down one side with composite gate into the garden. It's original stone wall to one boundary and fence to the back boundary, which could be removed to provide additional hard stand standing or parking if required. There's an attractive ground level composite decked area beyond the patio doors, great for alfresco dining, with the main garden laid to lawn. Raised sleep planters with ever green shrubs. A shared driveway runs along the side of the property and gives access to a rear courtyard proving off street parking for two vehicles.

Garden Room
15'3" x 8'11" (internal measurements) (4.65 x 2.72 (internal measurements))
A purpose-built space with Composite cladding, double glazed windows and French Doors, light and power, fully insulated floor, roof & walls, internal panelling and has a newly installed kitchenette with sink and boiling hot tap and a separate WC facility.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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