



The Orchard
Moss Drive | Bramcote | Nottingham | NG9 3NF

- An Individual Architecturally Designed Single Storey Dwelling
- Originally Designed & Constructed in 1957
- Offering Circa 2000sq.ft of Accommodation Internally
- Additional Circa 700sq.ft in Outbuildings & Garaging
- Stunning Grounds Extending to Approximately 0.5 Acres
- Sitting Room, Dining Room, Garden Room & Kitchen
- 3 Double Bedrooms, 1 Bathroom & Separate WC
- Internal Lift Access
- Highly Desirable Location in West Nottinghamshire





STEP INSIDE

The Orchard

A striking and individual detached family home situated on Moss Drive, an exclusive and sought after address within Bramcote Village. The Orchard is located approximately 4 miles west of Nottingham city centre and, along with several other notable streets, Moss Drive contributes to what is arguably one of the most highly regarded residential areas within the county. Originally designed by and built for leading Nottingham architect Richard Eberlin in 1957, The Orchard has been owned by just two different families in this time and offers a one-of-a-kind and well-considered home with accommodation arranged over one level. The property enjoys a truly phenomenal plot which extends to approximately 0.5 acres of beautifully established and particularly private gardens which is rare to find within suburban Nottinghamshire. Whilst being cared for, maintained and offering a fantastic home as is, The Orchard also offers the potential for a prospective purchaser to significantly redevelop this property – resulting in a fabulous contemporary dwelling stood within the most enviable of gardens and localities.

THE ACCOMMODATION

Designed to accommodate for pleasant social spaces and entertaining whilst maximising the exceptional garden views, the property enjoys approximately 1947sq.ft of generously proportioned and practically arranged accommodation, with rooms flowing effortlessly throughout the home. Much of the principal accommodation is accessed off the spacious entrance hall which, in brief, comprises of a sitting room with feature fire and sliding doors leading out onto a terrace, formal dining room, garden room/ conservatory with fitted seating and purpose-built bar area, a Davenport's bespoke kitchen with Wenge Wood cabinetry and Silestone quartz countertops, three double bedrooms, family bathroom and a separate WC. In addition, the property benefits from a lower-ground double garage with an internal lift that goes directly into the kitchen – a fantastic addition for those requiring mobility assistance.









STEP OUTSIDE

The Orchard

GARDENS & GROUNDS

The Orchard undoubtedly enjoys one of the finest gardens within Bramcote Village and offers an excellent degree of space and privacy. Upon entering the grounds from the private drive, you are immediately greeted by a substantial paved driveway capable of accommodating a number of vehicles as well as giving access to the double garage. Stunning established gardens wrap around the entirety of the home with substantial lawns, a number of terraces and patios to enjoy, mature trees, stocked borders with specimen planting, a charming water feature, tucked away composting/maintenance area and several summerhouses – a true ‘gardeners haven’.

LOCATION

Bramcote is situated approximately four miles west of Nottingham City Centre and is well positioned for access to some of Nottingham’s major arterial routes with the A52, A453 & M1 motorway within easy reach. In addition, the University of Nottingham and QMC Hospital are just a short drive from the property. The new NCT Tram route through Beeston serves as an excellent secondary transport option for those with no vehicular transit. Nearby amenities positioned along Bramcote Lane include local family-run shops, banking facilities, pharmacy, post office, dry cleaners and most recently, Co-operative and Sainsbury’s mini supermarkets have been welcomed to the area. Nearby Beeston holds a wealth of local amenities with the majority being situated on the bustling High Street. The larger chain supermarkets include Tesco Extra Sainsbury’s and Lidl with many independent retail options also available in the way of bars, cafes and restaurants. Beeston and the surrounding area holds a number of good quality primary and secondary schools, including Trent College.

DISTANCES

Nottingham City Centre 4.5 miles
Queens Medical Centre 3.5 miles
University of Nottingham West Entrance 2.5 miles
M1 Motorway Junction 25 3 miles
A453 Remembrance Way 7 miles
East Midlands Airport 11 miles

SERVICES

Mains electricity, water, drainage and gas fired central heating are understood to be connected.

TENURE

Freehold.

VIEWINGS

Strictly by appointment with Fine & Country Nottingham. Please contact Pavlo Jurkiw on 01159 822824 for more information.







The Orchard, Bramcote
Approximate Gross Internal Area
Main House = 181 sq.m/1947 sq.ft
Garage = 43 sq.m/465 sq.ft
Outbuilding = 24 sq.m/262 sq.ft
Total = 248 sq.m/2674 sq.ft

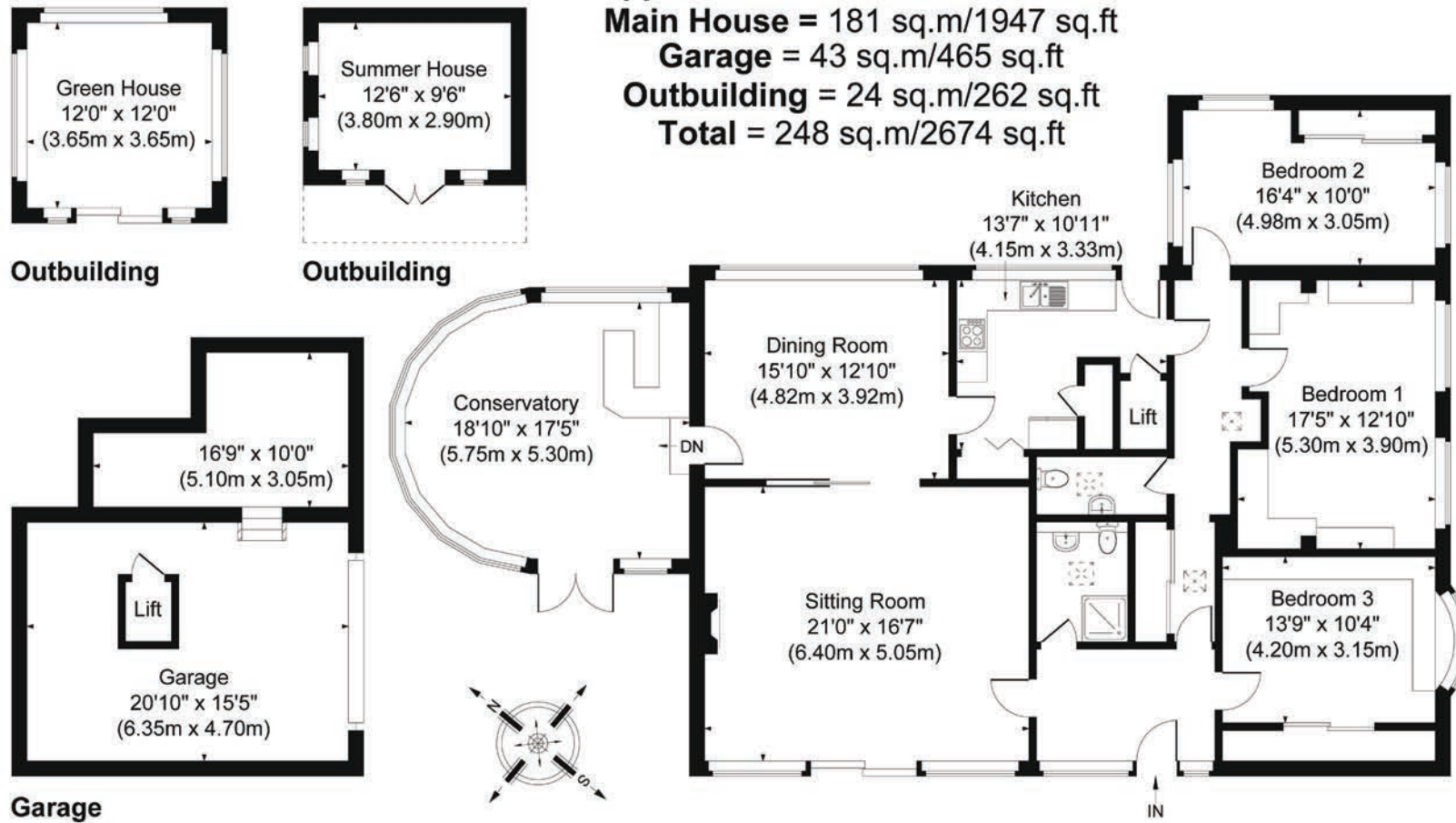


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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