



Pear Tree Cottage, High Road,  
Chilwell, Nottingham  
NG9 5EG

**£550,000 Freehold**



We have great pleasure in offering for sale this brand new, individually designed, and high quality built, four-bedroom detached cottage.

The property sits on the original site of Pear Tree Cottage and the developer has paid particular attention to create a characterful home, whilst having the benefits of the latest technologies and modern comforts of 21st century build design.

This instantly attractive double fronted property has a large welcoming central hallway which provides access to two well-proportioned reception rooms and leads through to a superb family breakfast kitchen, finished with a high-quality German engineered kitchen with an array of 'Siemens' built in appliances. There is a useful separate utility room and a cloaks/WC.

Rising to the first floor the spacious landing gives access to four well-proportioned double bedrooms, the master with ensuite shower room, a large family bathroom completes the accommodation.

As one would expect, this very energy efficient home benefits from a central heating system which is gas fired with a pressurised hot water system. All the walls & ceilings have the maximum acoustic insulation installed for sound proofing and heat retention. The property is finished with exacting standard throughout and has new floor coverings. Windows have fitted blinds.

Set back from the road, there is off street parking for two vehicles to the front, (provisioned for electric car charging) and enjoys a private and contemporary garden to the rear.

This 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.

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 cafes. Beeston also enjoys good transport links with train and bus. Those who enjoy the outdoors, Attenborough Nature Reserve is within easy reach.



### Entrance Hallway

16'0" increasing to 23'5" x 8'10" reducing to 4'4" (4.9m increasing to 7.15m x 2.7m reducing to 1.34m )

A large and welcoming central reception hallway, with two radiators, cloaks cupboard, dog legged staircase to the first floor with under stair store cupboard.

### Living Room

18'4" x 12'6" (5.59m x 3.82m )

Media & TV point, radiator, double glazed window to the front with fitted blinds. Double French doors with fitted blinds opening to the rear garden.

### Sitting/Dining Room

11'8" x 10'9" (3.58m x 3.3m )

A versatile space, ideal as a sitting room, family room or dining room. Media & TV point, radiator, double glazed window to the front with fitted blinds.

### Cloak Room/WC

6'11" x 4'0" (2.12m x 1.22m )

Wash hand basin inset to vanity unit with fitted mirror, light and shaver point. Low flush WC with concealed cistern and vanity unit with useful storage cupboards. Dual fuel heated towel rail, air extractor, double glazed window with fitted blinds.

### Breakfast Kitchen

15'4" x 14'9" (4.68m x 4.50m )

Incorporating a high end 'Hacker' German manufactured kitchen, which comprises a comprehensive fitted range of wall, base and drawer units, with storage solutions including a carousel unit and refuse/recycling bin unit. Silestone work top and inset one and half bowl Quartz sink unit with 'Quooker' boiling water tap. Integrated appliances including 'Siemens' five ring induction hob with concealed extractor hood over, 'Siemens' Wi-Fi enabled electric oven with matching combination microwave, 'Siemens' integrated full height larder fridge and dishwasher. Central island unit with Silestone work top, drawer bank, wine cooler and wine rack and breakfast bar area. Remote control lighting, media & TV point, door to utility room, double glazed window to the rear with fitted blinds and double glazed bi-fold doors with fitted blinds, opening to rear garden.

### Utility Room

6'5" x 8'7" (1.96m x 2.62m )

Fitted wall and base units with work surfacing and inset single bowl quartz sink unit with single drainer. Integrated full height freezer, integrated washing machine and separate tumble dryer. Wall mounted 'Worcester' gas combination boiler (central heater water), double glazed window with fitted blinds.

### First Floor Landing

18'6" x 8'11" reducing to 6'3" (5.66m x 2.72m reducing to 1.92m )

A light and spacious landing with Velux double glazed roof window, two radiators and built in airing cupboard housing pressurised hot water cylinder.

### Bedroom One

14'9" reducing to 9'11" x 15'5" reducing to 7'7" (4.51m reducing to 3.04m x 4.71m reducing to 2.33m)

Media & TV point, radiator, two double glazed windows both with fitted blinds and aspects over the rear.

### En-Suite

7'4" x 4'5" (2.24m x 1.35m )

Three piece suite comprising; wash hand basin with vanity unit, low flush WC with concealed cistern and walk in shower enclosure with thermostatic controlled shower system. Heated towel rail. Velux double glazed roof window.

### Bedroom Two

11'9" x 10'10" (3.59m x 3.31m )

Media & TV point, radiator, double glazed window to the front with fitted blinds

### Bedroom Three

8'11" x 12'6" (2.73m x 3.83m )

Media & TV point, radiator, double glazed window to the rear with fitted blinds.

### Bedroom Four

8'11" x 12'6" (2.72m x 3.81m )

Media & TV point, radiator, double glazed window to the front with fitted blinds.

### Family Bathroom

10'9" x 6'4" (3.29m x 1.95m )

Incorporating a four piece suite comprising; oversized bath with central mixer taps, low flush WC with concealed cistern, twin wash hand basin with vanity unit under, & large lit mirror, walk-in shower cubicle with twin rows thermostatic controlled system. Dual fuel heated towel rail, double glazed window with fitted blinds.

### Outside

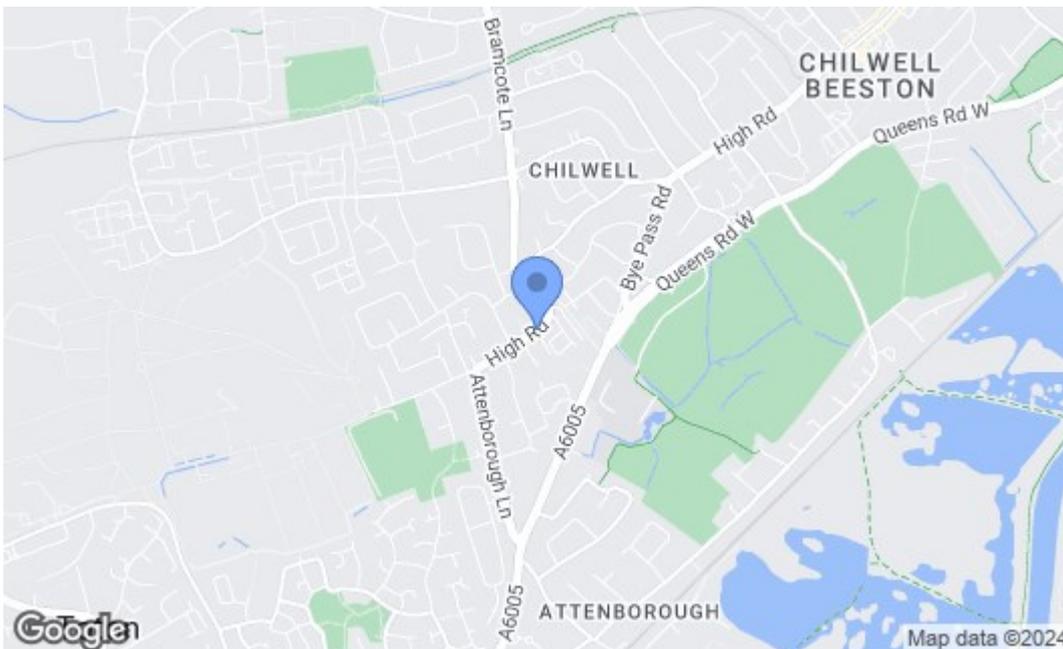
The property is set back from the road, where there is a shared drive giving access to a front courtyard providing parking for two vehicles, (with provision for electric car charging), this in turn leads to a pathway and the front garden with two sections of lawn and planted with evergreen shrubs to the borders and ornamental shrub garden. Level access to front door. To the rear the garden is enclosed with contemporary composite fencing and metal lockable gate, the garden offers a contemporary and private space, landscaped with composite deck which connects both the bi-fold doors of the kitchen room and the French doors of the living room with level access, giving a great space for alfresco dining. The garden is finished with an artificial lawn, porcelain tiled pathway and a raised sleeper bed with evergreen shrubs. There is external power points, outside tap and lighting.

### Disclaimer

These details and Key facts 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. Full material information is available in hard copy upon request.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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