



Cator Lane North,  
Chilwell, Nottingham  
NG9 4BP

**£975,000 Freehold**



A stunning individual architect designed, efficient modern four-bedroom detached house.

Constructed in 2010 by the current owners, this fabulous home has been carefully crafted into a particularly generous light filled, versatile living space, with an impressive open plan kitchen diner and living space to the rear.

In brief the appealing interior comprises: spacious and bright hallway with atrium type windows, sitting room, study, cloaks area, guest cloakroom, cinema room and a large open plan kitchen diner and living area. Rising to the first floor is a galleried landing, master bedroom with walk-in wardrobe and en-suite, a further three double bedrooms one of which has an en-suite, and a family bathroom.

Outside the property sits in a substantial plot of approximately 0.35 of an acre, with a gated drive to the front and the integral garage beyond, to the rear there is an expansive, primarily lawned garden with a covered veranda, a further brick garage/store, and orchard with mature fruit trees.

Benefitting from a number of energy efficient features such as: solar panels, air source heat pump, and mechanical heat ventilation recovery system, this totally unique property, tucked away towards the head of a small cul-de-sac is a once in a lifetime opportunity.



#### Entrance Hall

Entrance door, feature atrium-style windows with fitted shutters, limestone tiled flooring with underfloor heating which is present throughout the entirety of the house, inset lighting and stairs off to the first floor landing.

#### Cloakroom

7'1" x 6'7" (2.18m x 2.02m)

Limestone tiled flooring and door to the WC.

#### WC

Fitted with a low level WC, pedestal wash hand basin, tiled splashback, and triple glazed window.

#### Study

13'8" x 6'3" (4.18m x 1.93m)

Two triple glazed windows, and oak flooring.

#### Sitting Room

19'4" x 13'8" (5.90m x 4.18m)

Two triple glazed windows with fitted shutters, oak flooring, a solid fuel burner recessed within the chimney breast, with a tiled hearth and surround, and inset oak mantle.

#### Cinema Room

17'7" x 11'8" (5.36m x 3.56m)

Triple glazed window and oak flooring.

#### Open Plan Kitchen Diner and Living Area

40'1" x 25'11" decreasing to 13'11" (12.22m x 7.92m decreasing to 4.26m)

Feature triple glazed roof lantern, double glazed bi-fold doors with inset blinds, three triple glazed windows with inset shutters, oak flooring and limestone tiled flooring. A good quality fitted kitchen with an extensive range of wall, base and drawer units, granite work surfacing with splashback, double sink and drainer unit with mixer tap and further water filter, two inset Neff induction hob flanked with gas hobs, with air filter above, inset Neff electric oven, microwave and warming drawer, integrated fridge and freezer and dishwasher.

#### Utility

11'8" x 7'4" (3.57m x 2.26m)

With a range of fitted wall and base units, work surfacing, single sink and drainer unit with mixer tap, plumbing for a washing machine, space for a dryer, limestone tiled flooring, and double glazed door to the exterior.

#### Garage

24'9" x 10'10" (7.55m x 3.32m)

Electric up and over door to the front which also has pedestrian door function, air source heat pump, and the mechanical heat ventilation recovery system.

#### First Floor Landing

An oak staircase with inset lighting leads up to the spacious galleried landing with triple glazed window.

#### Master Bedroom

21'7" x 16'6" (6.58m x 5.03m)

Two Fakro triple glazed roof lights, feature triple glazed window with inset blinds overlooking the rear garden, and useful eaves storage cupboard.

#### Walk-in Wardrobe

9'1" x 3'11" (2.78m x 1.20m)

Fakro triple glazed roof light, oak flooring, two hanging rails, three drawers, pull out shoe rack and plenty of shelving.

#### En-Suite

9'3" x 5'6" (2.83m x 1.69m)

Walk-in shower with overhead shower and further shower handset, low level WC, wall mounted wash hand basin with illuminated mirror above, fully tiled travertine walls and flooring, Fakro triple glazed roof light, and wall mounted heated towel rail.

#### Bathroom

11'0" x 7'1" (3.37m x 2.18m)

Incorporating wash hand basin and WC inset to vanity unit, bath with shower handset, double shower cubicle with over head shower and further shower handset, part tiled walls, tiled flooring, heated towel rail, and Fakro triple glazed roof light.

#### Bedroom Two

18'7" x 11'1" (5.68m x 3.38m)

Triple glazed window with inset shutters, Fakro triple glazed roof light, and oak flooring.

#### En-Suite

10'11" x 5'2" (3.33m x 1.59m)

Walk-in shower with over head shower and further shower handset, wall mounted wash hand basin with illuminated mirror, low level WC, stone tiled flooring and walls, wall mounted heated towel, and Fakro triple glazed roof light.

#### Bedroom Three

14'1" x 13'8" (4.30m x 4.19m)

Triple glazed window with inset shutter, Fakro triple glazed roof light and oak flooring.

#### Bedroom Four

13'8" x 11'5" (4.18m x 3.48m)

Fakro triple glazed roof light, oak flooring, and triple glazed window.

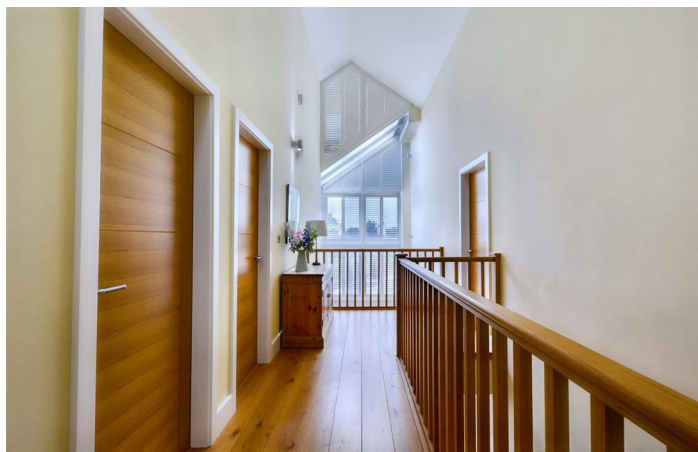
#### Outside

To the front, the property has a walled boundary with a pedestrian gate and further electric vehicle gates with a drive and garage beyond, and a landscaped garden with inset shrubs. Gated access leads along the side of the property to the large and mature rear garden. To the rear the property has a covered veranda with glazed sides and electric blinds. The rear garden is primarily lawned with various mature well stocked beds and borders with shrubs and trees, a further seating area with a pergola, three outside taps, three external electric sockets and a orchard with mature fruit trees, and a shed.

#### Garage/Store

24'2" x 8'11" (7.38m x 2.73m)

Up and over door to the front, pedestrian door to the side, windows to the side and rear, light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		86	87
(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 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	

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.