



Orchard House Doncaster Road, Whitley  
£385,000





## Orchard House

### Whitley

- Four Bedroomed Detached House
- 159 Sq. M. / 1711 Sq. Ft.
- West Facing Rear Yard
- Mains Electricity. Oil Central Heating
- Mains Water Supply. Mains Sewerage.
- Brick Built Construction
- FREEHOLD
- Council Tax Band 'E'
- EPC Rating 'C'



Introducing this exceptional four-bedroom detached house, spanning 159 square metres of well-organised and thoughtfully designed living space. Exceptionally well-suited for modern family living, this property inspires effortless living with its expansive interior.

Upon entering the house, you are greeted by the spacious hallway which boasts sleek tiled flooring that stretches out underfoot, passing the ground floor cloaks/w.c. and solid Oak Staircase with toughened glass panels. The generous lounge offers a large Bay window, which overlooks the pristine front garden, whilst the Chesney Stone Fireplace sits center stage. Double glass panelled doors lead through into the snug/study/ playroom. With French doors leading out onto the rear yard, this room is perfect for soaking in the sunshine on an afternoon.

The bespoke 'Scottwood of Nottingham' kitchen boasts a wealth of cream wall and floor units with black Granite worktops, upstands and splashback. Integrated appliances include a fridge/freezer and dishwasher and cooking facilities include a stainless steel 'Rangemaster' cooker. The well-equipped kitchen flows seamlessly into the the dining area, fostering the perfect setting for family meals and friendly gatherings.

Upstairs are four generously sized bedrooms that offer a serene retreat for rest and relaxation. Each bedroom boasts a comfortable layout, enhanced by natural light streaming through the windows. The Principal bedroom offers an ensuite shower room.

Further enhancing the appeal of this property is the potential for a loft conversion, offering a versatile space that can be customised to suit individual needs – whether as an additional bedroom suite, two bedrooms, a home office, or a recreational area. The roof already has four Velux roof windows and a small window situated in one of the Gable walls.





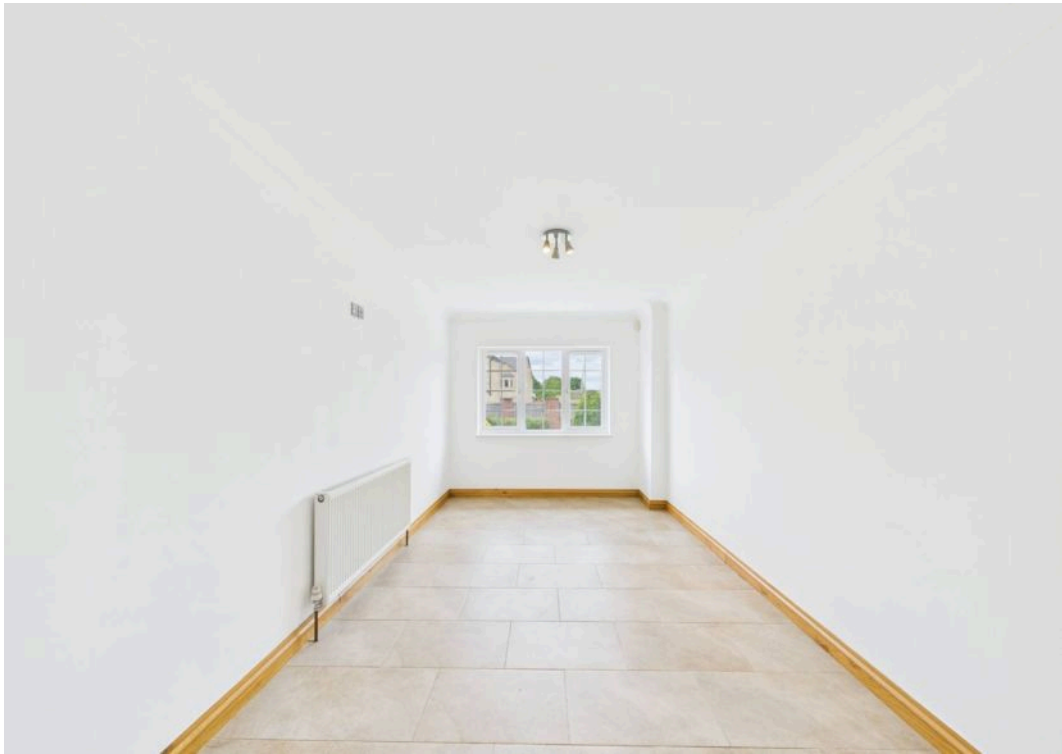
Outside, to the front is a private walled garden, which is mainly laid to lawn, with tall shrubbery creating a private space to enjoy. To the rear the walled perimeter continues, with large, Electric sliding gate. The rear boasts attractive 'Pressed Concrete'. This durable surface allows you to use the space for parking multiple vehicles but is also attractive, so that it can be used as a generous patio area, for outside parties and BBQs.

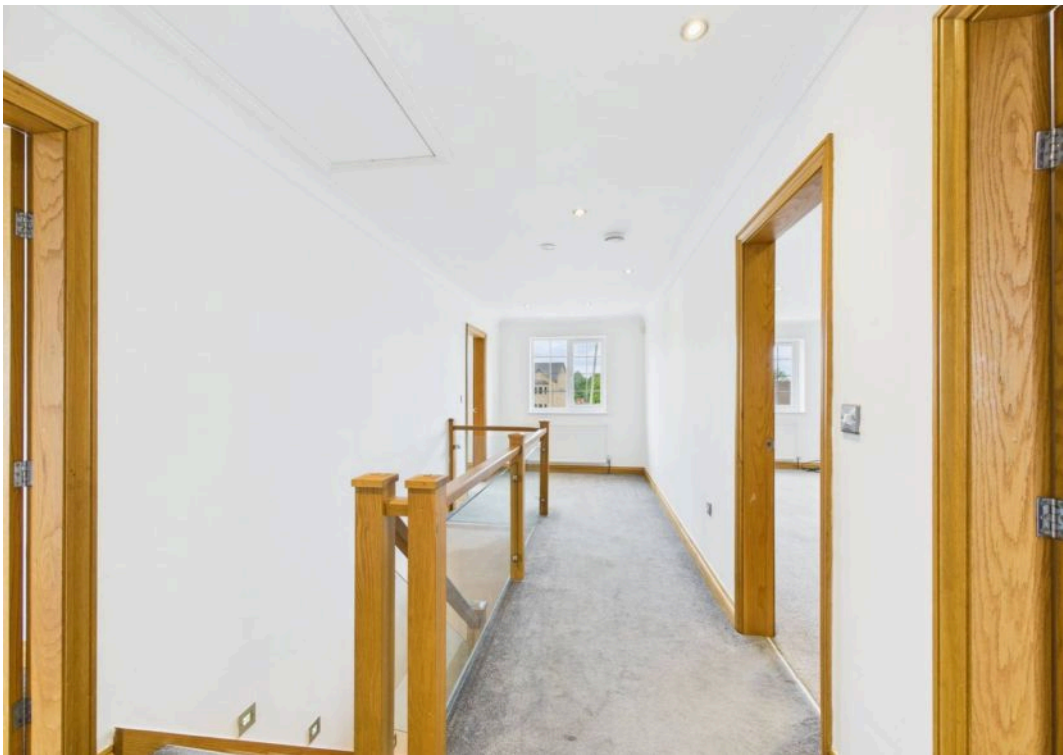
At the rear is a detached, brick built garage with power and up-and-over garage door. The separate laundry room hosts the Oil boiler and has space for a washing machine and tumble drier. This room is a blank canvas, but has the scope to fit kitchen units and sink, should you wish. With a door leading to the garage, personnel access door and window overlooking the rear, this building has the potential to be anything you require.

Situated in Council Tax Band 'E', this property features an EPC rating of 'C', reflecting its commendable energy efficiency. This house presents a rare opportunity to acquire a home that combines space, functionality, and potential for further expansion.





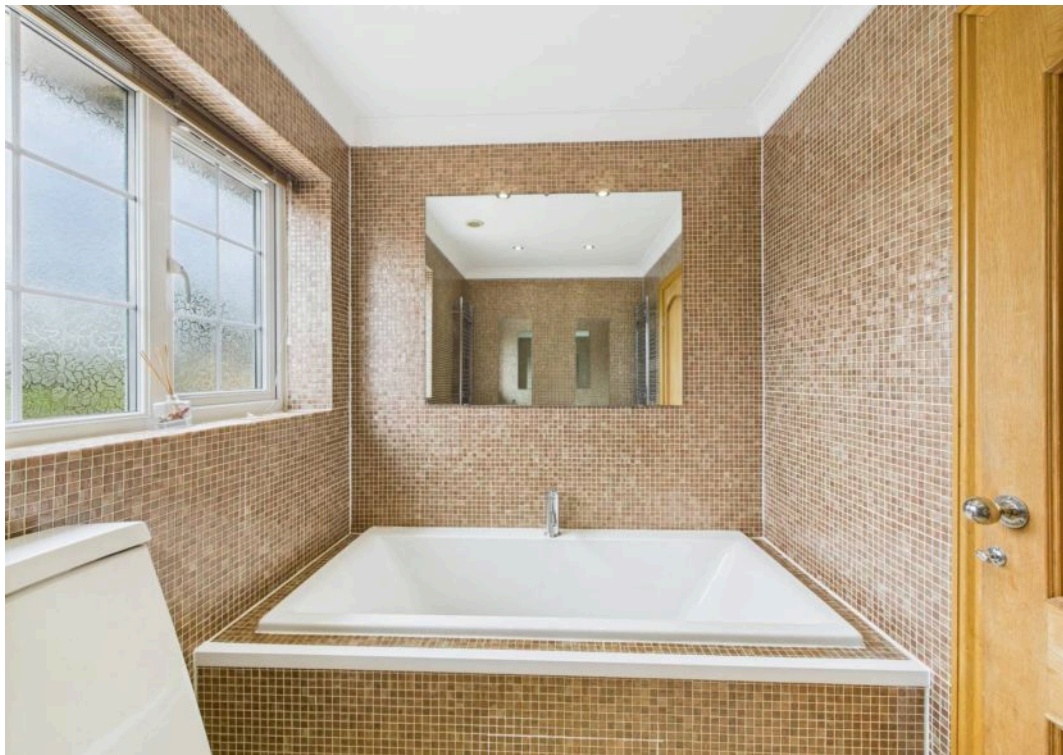




















Approximate total area<sup>(1)</sup>

71.4 m<sup>2</sup>  
767 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

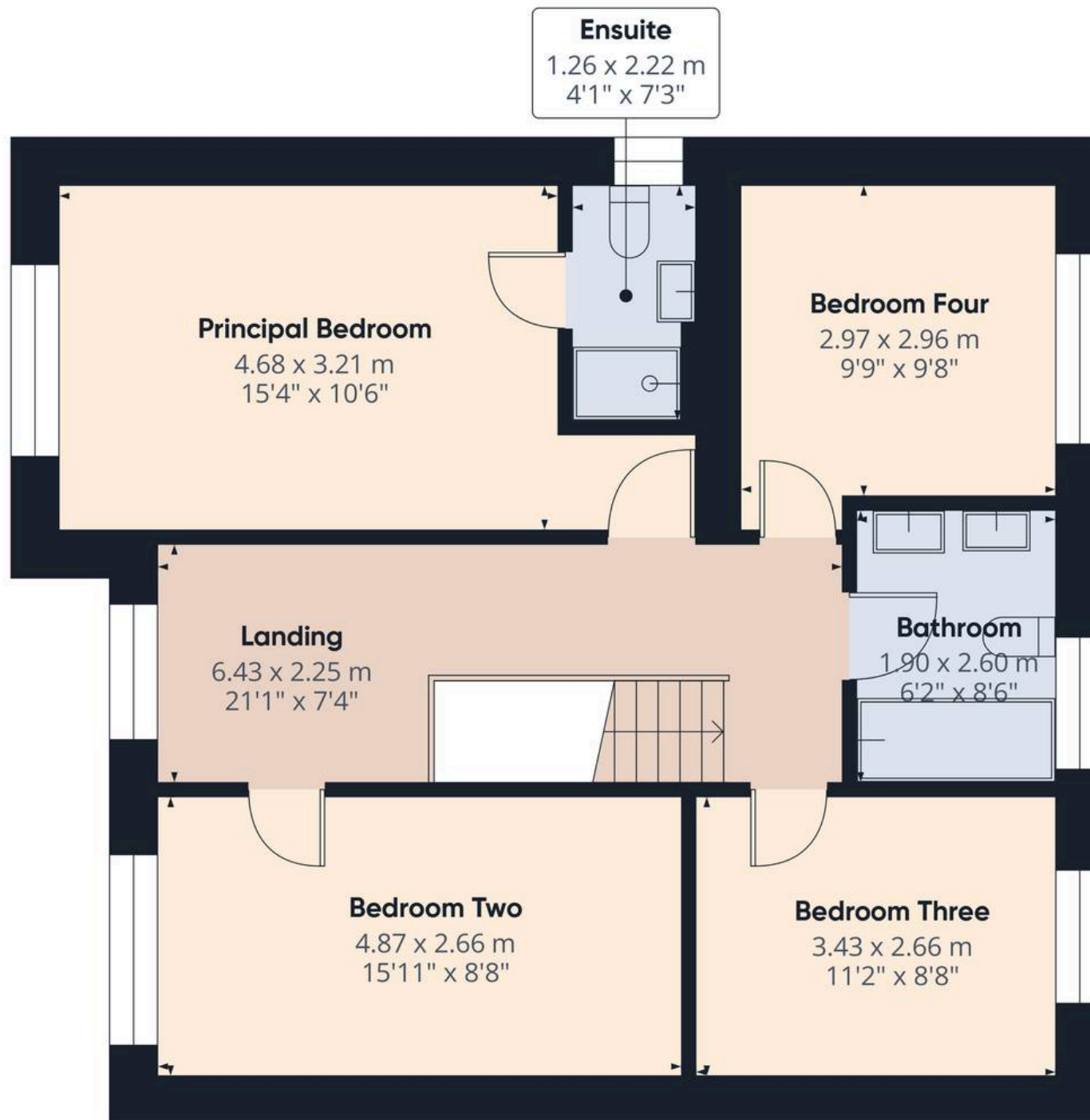
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area<sup>(1)</sup>

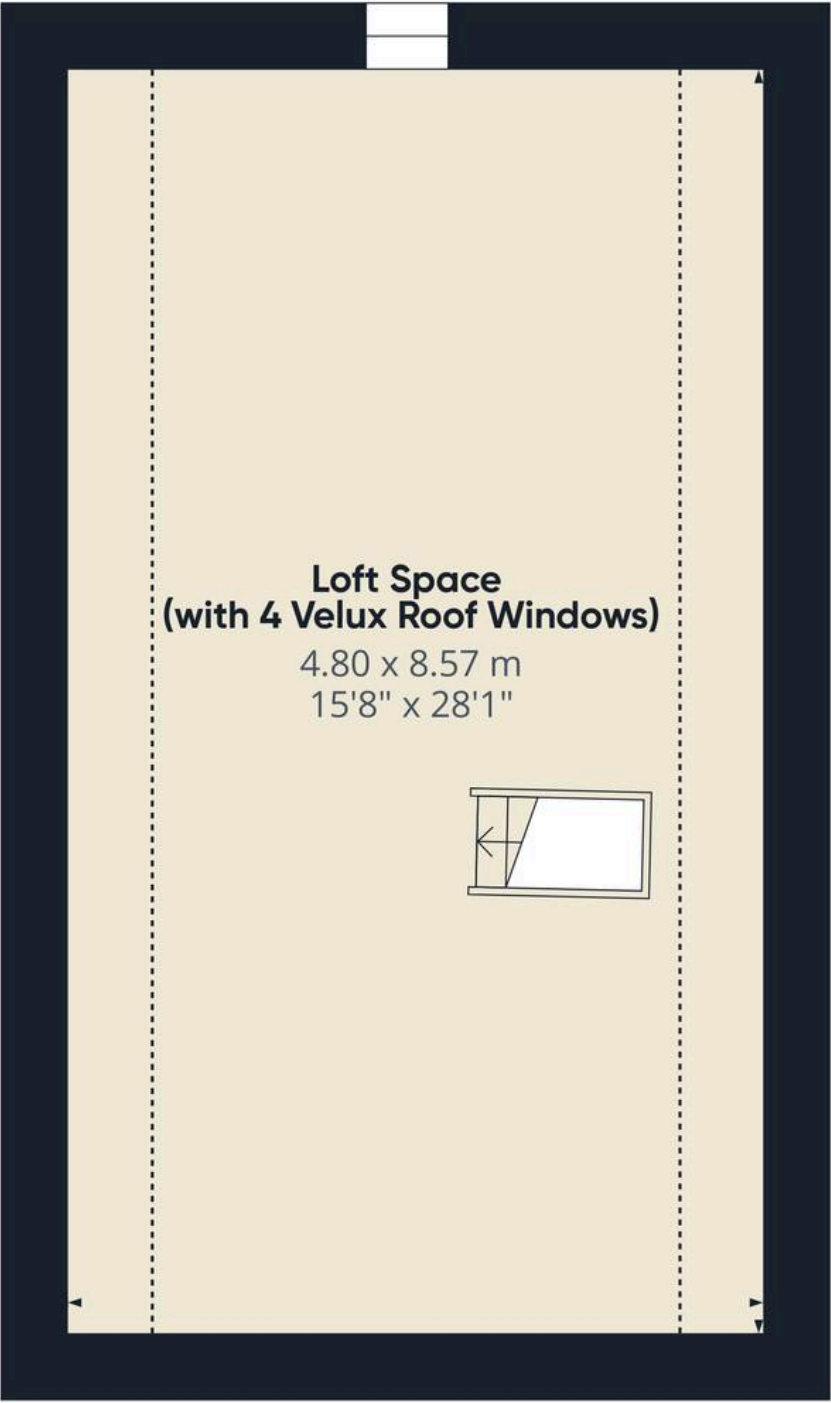
67.1 m<sup>2</sup>  
722 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 2 Building 1

Approximate total area<sup>(1)</sup>

40.3 m<sup>2</sup>  
434 ft<sup>2</sup>

Reduced headroom

9.6 m<sup>2</sup>  
103 ft<sup>2</sup>

(1) Excluding balconies and terraces

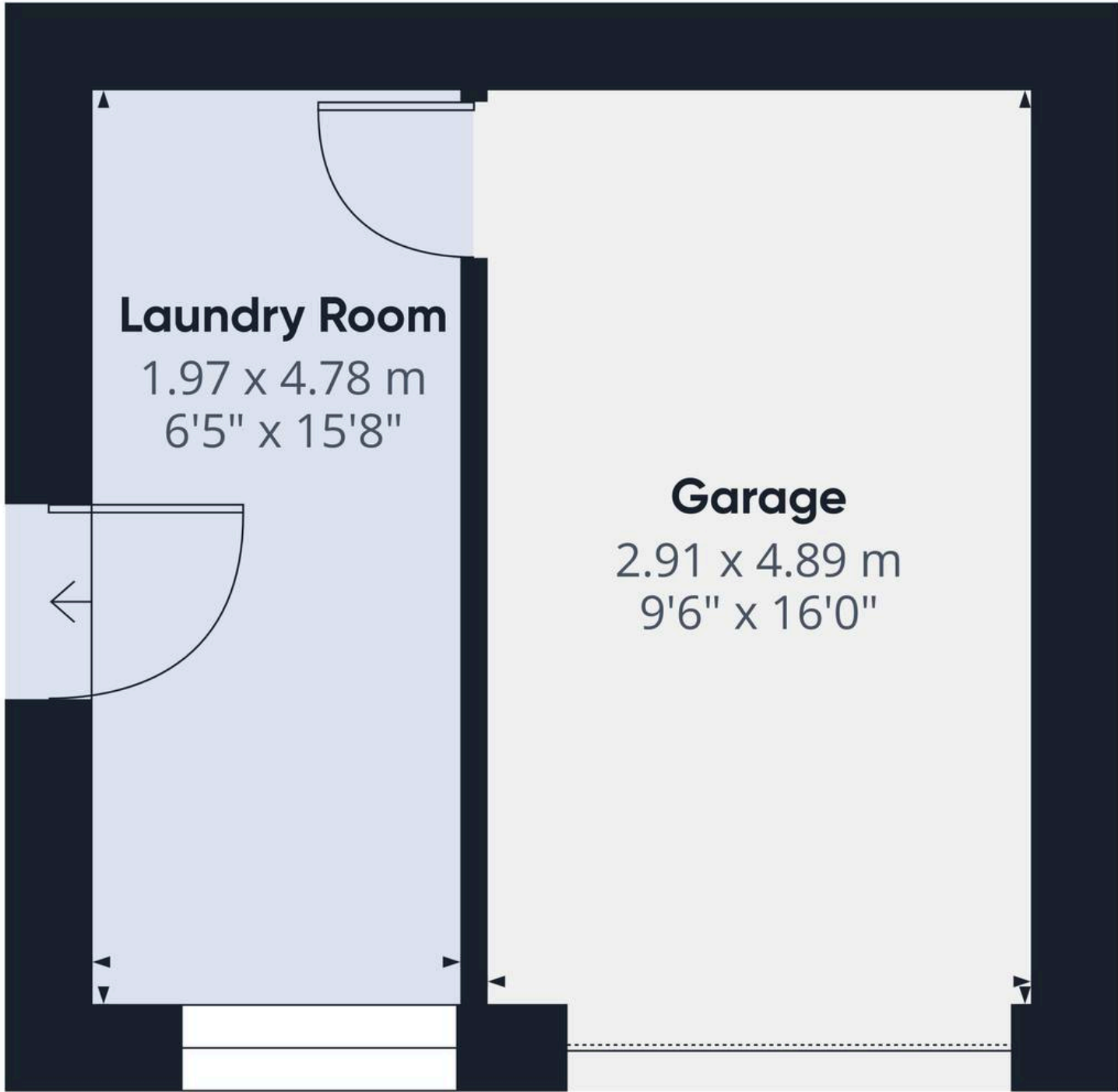
Reduced headroom

..... Below 1.5 m/5 ft.

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Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
24.6 m<sup>2</sup>  
265 ft<sup>2</sup>

(1) Excluding balconies and terraces

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