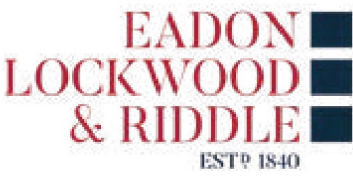


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2025

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3, Chestnut Court, Rotherham, S65 4RA

Offers In The Region Of £650,000

3 Chestnut Court, Thrybergh, Rotherham, South Yorkshire, S65 4RA

Description
Tucked away in a peaceful and prestigious cul-de-sac, this magnificent four bedroom detached property is a rare gem. 3 Chestnut Court is a home that effortlessly balances timeless charm with contemporary luxury. Bordering open countryside to the rear and enjoying a stunning side aspect of the historic St. Leonard's Church, this is a property that not only offers generous internal space, but a truly idyllic setting that's seldom available.

Built from traditional stone with a red-tiled roof, the exterior has a classic elegance that hints at the quality and scale within. Approached via a wide driveway, the house sits proudly behind a well-kept front lawn and is complemented by a detached double garage, ideal for secure parking and additional storage.

On entering the home, you are greeted by a bright and spacious entrance hall, featuring high-gloss marble-style tiling that extends throughout much of the ground floor. The hallway sets the tone with its sophisticated yet welcoming atmosphere, enhanced by warm lighting and tasteful décor.

To the right, you'll find the living room – a beautiful, spacious dual-aspect lounge with French doors opening directly onto the rear garden. Measuring over 5.8m x 5.1m, this room is perfect for both family relaxation and entertaining guests. Plush carpeting, soft colour palettes, and an elegant fireplace make it a cosy retreat in all seasons.

At the heart of the home lies the showstopping kitchen and dining room. Designed to impress, the kitchen blends warm wood tones with sleek gloss cabinetry and polished black granite worktops. The oversized island provides ample workspace and casual seating, while integrated appliances and designer lighting elevate the room further. Adjacent is the dining area, which comfortably accommodates a large table and enjoys garden views through French doors – perfect for summer gatherings.

Next to the kitchen is a bright and stylish study, ideal for home working or as a reading room. Beyond this, a gym/home office offers even more flexibility, with views across the side garden and a handy adjoining utility room and guest WC. This wing of the home is perfect for those seeking dedicated work or fitness space, tucked away from the main living areas.

Upstairs, the galleried landing leads to five four bedroom, two having en-suites and a delightful house bathroom services the other two bedrooms. Each room is generously sized, filled with natural light, and thoughtfully designed.

The principal suite is a luxurious haven, spanning 5.4m x 5.1m, with peaceful views over the rear garden and rolling countryside. It benefits from its own sleek en-suite shower room, creating a true retreat for the homeowners.

Bedroom 2 and Bedroom 3 are equally well-proportioned doubles, both tastefully decorated and offering plenty of space for furniture. Bedroom 4, currently designed with a younger occupant in mind, includes a quirky feature wall and a bookshelf nook – perfect for creative touches or play. Bedroom 5, while slightly smaller, could serve as a nursery, dressing room, or secondary office.

A well-appointed family bathroom with stylish tiling and contemporary fittings serves bedrooms 2–5, while Bedroom 4 also benefits from a private en-suite, making it ideal for guests or older children.

Stepping outside, the rear garden is a standout feature of the home. Framed by wooden fencing and lovingly planted borders, the garden opens out to breathtaking uninterrupted views of the South Yorkshire countryside. A lawn area offers space for children to play, while a raised deck with a timber pergola provides a peaceful, sheltered seating area for outdoor dining or evening relaxation. Climbing vines, a central fountain feature, and well-tended planters complete the beautifully landscaped space.

What truly sets this property apart is its setting: to the rear, the countryside stretches as far as the eye can see, while to the side, the timeless silhouette of St. Leonard's Church rises just beyond the garden. The church's stonework and spire create a romantic, almost storybook backdrop, adding both heritage and tranquility to your daily life.

- Spacious four bedroom layout, including two stylish en-suite bedrooms – perfect for family living and guests
- Designer kitchen with central island, integrated appliances, and open-plan dining area with garden access
- Elegant dual-aspect living room with French doors, plush finishes, and a statement fireplace
- Beautifully landscaped rear garden with pergola seating area, feature fountain, and panoramic countryside views
- Detached double garage and generous driveway, providing secure parking and storage space
- Prime position beside St. Leonard's Church, in a quiet cul-de-sac with a unique historic and rural outlook

