



**The Orchard, Thurnscoe ROTHERHAM S63 0TD**



**welcome to**

**The Orchard, Thurnscoe ROTHERHAM**

THE APPLE OF YOUR EYE! This luxurious 4/5 bedroom home is a true gem, offering the perfect blend of elegance, comfort, & modern living. Boasting larger than life accommodation that words & pictures can't truly capture. The Orchard is deigned for those who appreciate the finer things in life!





**Ground Floor**



**First Floor**

**Ground Floor:**

**Entrance Hallway**

**Shower Room**

**Lounge**

12' 9" x 27' 6" ( 3.89m x 8.38m )

**Dining Room**

11' 11" x 13' 7" ( 3.63m x 4.14m )

**Snug/Bedroom 5**

15' 11" x 10' 11" ( 4.85m x 3.33m )

**Kitchen**

15' 7" x 12' 1" ( 4.75m x 3.68m )

**Utility Room**

12' x 12' 2" into door ( 3.66m x 3.71m into door )

**1st Floor:**

**Landing**

**Bedroom One**

10' 11" x 28' ( 3.33m x 8.53m )

**En-Suite**

**Bedroom Two**

12' 9" x 10' 7" ( 3.89m x 3.23m )

**Bedroom Three**

10' 2" x 11' into recess ( 3.10m x 3.35m into recess )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## The Orchard, Thurnscoe ROTHERHAM

- Executive 4/5 bedroom detached family home. EPC C. Council Tax E
- Prime plot in a community of only a select few prestigious homes. Gated formal grounds
- Grand-scale & absolutely stunning accommodation bursting with elegance & character
- Kitchen & utility, lounge, dining room, 3rd reception/bedroom 5.
- D/stairs shower room, upstairs bathroom, further en-suite & dressing room to bedroom 1. Further office and bar/games room upstairs

Tenure: Freehold EPC Rating: C  
Council Tax Band: E



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118324](http://williamhbrown.co.uk/Property/MXB118324)



Property Ref:  
MXB118324 - 0007

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