



1 The Orchard

Thurnscoe, Rotherham, S63 0TD

Offers In The Region Of £580,000



A LARGE EXECUTIVE DETACHED FAMILY RESIDENCE !

Welcome to this magnificent executive detached family home, perfectly situated on private, formal gated grounds among a select few exclusive properties, this residence offers an unparalleled blend of luxury, space, and convenience, making it an ideal choice for discerning families.

Located in the sought-after village of Thurnscoe, this home is exceptionally well-placed for local amenities, top-rated schools, shops, and transport links, ensuring convenience and a high quality of life.

The current vendor is awaiting outline planning approval for a detached dormer bungalow, adding further value and potential to this exceptional property.

This home truly has it all – luxury, space, and a prime location. An internal viewing is essential to fully appreciate the size and standard of accommodation on offer.



GROUND FLOOR

GRAND ENTRANCE HALL

Step into this impressive entrance hallway, setting the tone for the rest of the home with its elegant design and high-quality finishes, Amtico flooring and radiator.

LOUNGE

This beautifully designed dual aspect living and family area offers a perfect blend of style, comfort, and functionality. The focal point of the room being the fabulous fire set into the feature fireplace surround, luxury vinyl flooring and radiator.

DINING KITCHEN

This spacious & immaculately presented kitchen/diner is fitted with a range of wall and base units with work surfaces housing the sink unit. Integrated appliances include the double oven, hob and extractor, dishwasher and space for a fridge freezer. a lovely central island/breakfast bar area, a UPVC double glazed window to the rear and a set of French doors leading through to the garden area.

SITTING ROOM/BEDROOM FIVE

A front facing double glazed window, solid oak flooring and radiator.

UTILITY

A range of units, worktop surface over with sink unit and plumbing facilities and Amtico flooring.

DOWNSTAIRS SHOWER ROOM

A three piece suite comprising shower cubicle, WC and hand wash basin, double glazed window with obscure glazing and radiator.

FIRST FLOOR

LANDING

A grand landing with spindle staircase.

MASTER BEDROOM

This spacious bedroom is presented with a UPVC double glazed window to the front, a radiator and also has a door leading thorough to the dressing room and en-suite. The room also benefits from a secret door which leads to the office/study and bar/games room.

DRESSING ROOM

With ample hanging space and storage.

EN-SUITE

A three piece suite comprising shower cubicle, WC and wash hand basin.

OFFICE/STUDY

With double glazed window and radiator.

BAR/GAMES ROOMS

A very well proportioned room having a bar area and pool table, double glazed windows and radiator. Stairs lead to the side entrance of the property.

BEDROOM TWO

A double bedroom with fitted wardrobes and radiator.

BEDROOM THREE

A further double bedroom with fitted wardrobes, double glazed window and radiator.

BEDROOM FOUR

double bedroom with radiator and double glazed window.

FAMILY BATHROOM

A stunning four piece suite providing double shower cubicle, bath, bidet and WC, tiling to the walls, radiator and double glazed window with obscure glazing.

OUTSIDE

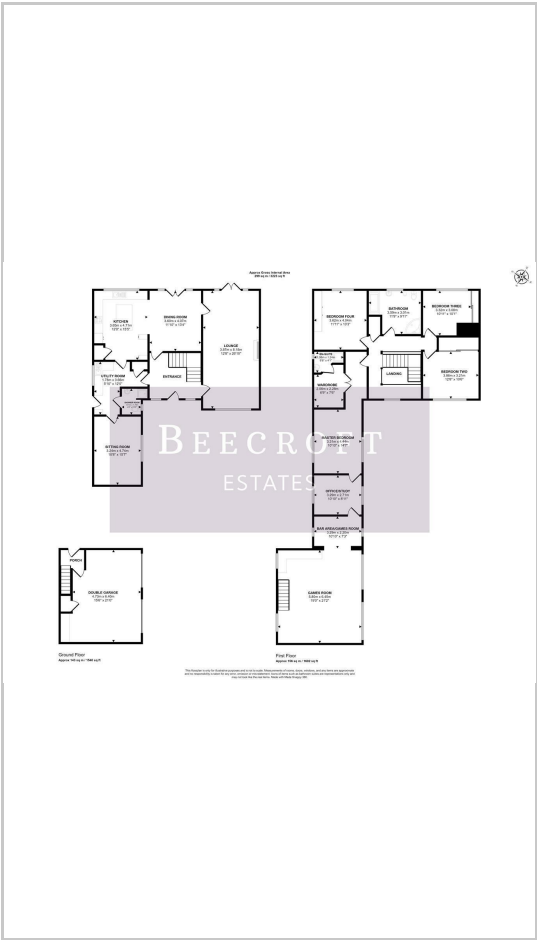
The property stands on a substantial plot with ample parking to the front, double garlage with power and light, well proportioned garden area with mature tress and shrubs. There is a plot of land which our vendor is awaiting outline planning permission.

****House with planning permission for a dorma bungalow will then be advertised at £750,000****

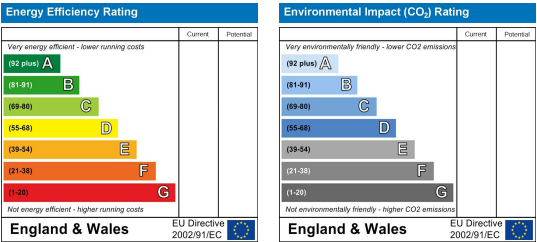
Area Map



Floor Plans



Energy Efficiency Graph



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