



1 Chestnut Court

Thrybergh, Rotherham



Blenheim
Park Estates



A Wonderful Four Bedroomed
Detached Family Residence





1 Chestnut Court

Welcome to 1 Chestnut Court

Overlooking open fields to the front and located within a cul-de-sac on a private road, this wonderful four bedroomed property is an ideal home for a family looking for spacious living. Boasting generous reception rooms and a well-appointed office, the accommodation is adaptable to a variety of uses and lifestyles.

Welcoming you into the property through the entrance porch is the entrance hall, which opens up to the bright and spacious lounge, with the main attraction being the gas fire set in a limestone fireplace. Perfectly suited for working and hosting, the office provides space for at least two workstations and the formal dining room is wonderfully spacious with room for a large dining table. Also on the ground floor there is a useful downstairs WC. Set on the first floor is the exceptionally spacious master bedroom with its own en-suite, and there is also the advantage of a second bedroom suite. Additionally, there are two further bedrooms and a family bathroom. The property benefits from ample off-road parking within the two-car driveway, integral double garage and adjacent private parking which is owned by 1 Chestnut Court. Positioned at the rear of the home is an enclosed, good-sized garden with a stone seating terrace and a storage shed.

The property is well positioned for local amenities such as shops, supermarkets, cafes and a sports centre. Parkgate Retail Park offers additional shops, restaurants, and supermarkets. There are a range of outdoor activities, with Rotherham Golf Club, Thrybergh Country Park and public footpaths through the local countryside nearby. Within a short journey, Rotherham train station has rail links to Sheffield, Meadowhall and Leeds and the Tram-Train service to central Sheffield.

The property briefly comprises on the ground floor: Entrance porch, entrance hall, WC, lounge, office, formal dining room, cloaks cupboard, dining kitchen, utility room, integral double garage and storage room.

On the first floor: Galleried landing, master bedroom, master en-suite, bedroom 2, bedroom 2 en suite, bedroom 3, bedroom 4, family bathroom.

Ground Floor

A UPVC entrance door with a double glazed obscured panel opens to the:

Entrance Porch

Having front facing UPVC double glazed obscured panels, coved ceiling, flush light point and a central heating radiator. A timber door with glazed panels opens to the entrance hall.

Entrance Hall

A welcoming entrance hall with a UPVC double glazed panel, coved ceiling, flush light point and a central heating radiator. Timber doors open to the downstairs WC, lounge, office, cloaks cupboard and integral double garage. Timber doors with glazed panels also open to the formal dining room and dining kitchen.

Downstairs WC

Having a front facing UPVC double glazed obscured window, coved ceiling, pendant light point, extractor fan and a central

heating radiator. There is a Roca suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Bristan chrome mixer tap and tiled splashback.

Lounge

19'3 x 13'9 (5.87m x 4.19m)

A spacious lounge with a front facing UPVC double glazed square bay window, coved ceiling, flush light point, central heating radiator, TV/aerial point and a telephone point. The focal point of the room is the electric fire with a limestone mantel, surround and hearth.

Office

16'10 x 10'10 (5.13m x 3.30m)

A well-appointed office with UPVC rear-facing double glazed windows, flush light point, central heating radiator and a telephone point. There is a range of fitted furniture, incorporating two desks with drawers and strip lighting, cupboards with shelving, open shelving and drawers. Double UPVC doors with double glazed panels open to the rear garden.

Formal Dining Room

13'9 x 10'8 (4.19m x 3.25m)

Having a rear facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator.

Cloaks Cupboard

Having a cloaks hanging rail and fitted shelving.



Lounge
19'3 x 13'9 (5.87m x 4.19m)

A spacious lounge with a front facing UPVC double glazed square bay window, coved ceiling, flush light point, central heating radiator, TV/aerial point and a telephone point. The focal point of the room is the electric fire with a limestone mantel, surround and hearth.



A Bay-Windowed Lounge
with a Limestone Fireplace



Dining Kitchen
17'10 x 11'9 (5.18m x 3.58m)

Generous in size, this dining kitchen has a rear facing UPVC double glazed window, recessed lighting, central heating radiators, telephone point, TV/aerial point and tiled flooring. There is a range of fitted base/wall and drawer units, incorporating matching work surface, tiled splashbacks, under-counter lighting and an inset 1.5 bowl Blanco stainless steel sink with a chrome mixer tap. Appliances include a Rangemaster range cooker with a four-ring gas hob, wok burner, two ovens, a grill and a Rangemaster extractor hood, an integrated Bosch dishwasher, a Bosch microwave and a Samsung American fridge/freezer. A timber door opens to the utility room. Double UPVC doors with double glazed panels open to the rear garden.



A Well-Appointed Dining Kitchen
that Connects to the Rear Garden





1 Chestnut Court

A Generously Sized Family Home that is Positioned on a Private Cul-De-Sac with Views of Open Fields to the Front



Formal Dining Room 13'9 x 10'8 (4.19m x 3.25m)

Having a rear facing UPVC double glazed window, coved ceiling, pendant light point and a central heating radiator.



Office 16'10 x 10'10 (5.13m x 3.30m)

A well-appointed office with UPVC rear-facing double glazed windows, flush light point, central heating radiator and a telephone point. There is a range of fitted furniture, incorporating two desks with drawers and strip lighting, cupboards with shelving, open shelving and drawers. Double UPVC doors with double glazed panels open to the rear garden.



Dining Kitchen

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Utility Room

Having a side facing UPVC double glazed window, flush light point, extractor fan, central heating radiator and tiled flooring. The utility room houses the Worcester boiler. There is a range of fitted base and wall units, incorporating a matching work surface, tiled splash back and an inset 1.0 bowl Pyramis stainless steel sink with a chrome mixer tap. There is also a Bosch washing machine and a Bosch tumble dryer. A UPVC door with a double glazed obscured panel opens to the rear garden.

Integral Double Garage

18'10 x 17'4 (5.74m x 5.28m)

Having an electric up-and-over door, light and power. A timber door opens to a storage room.

Storage Room

10'4 x 9'8 (3.15m x 2.95m)

Having a light point and a two-tiered shelving rack surrounding three walls with ample floor space.

From the entrance hall, a staircase with a pine hand rail and balustrading rises to the:

First Floor

Galleried Landing

Having a front facing UPVC double glazed window, coved ceiling, flush light points and a central heating radiator. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and the family bathroom. Access can also be gained to the loft space.

Master Bedroom

18'0 x 17'10 (5.49m x 5.44m)

An exceptionally spacious master bedroom with a front facing UPVC double glazed window, coved ceiling, recessed lighting, wall mounted light point, central heating radiator, TV/aerial point and a telephone point. A

timber door opens to the master en-suite.

Master En-Suite

Having recessed lighting, extractor fan, wall mounted light point, partially tiled walls in limestone, heated towel rail and a shaver point. There is a Roca suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there is a separate shower enclosure with a fitted Mira shower and a glazed screen/door.

Bedroom 2

18'2 x 12'4 (5.54m x 3.76m)

Another generous double bedroom with a front facing UPVC double glazed window, pendant light point, central heating radiator, telephone point and a TV/aerial point. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. A timber door opens to the bedroom 2 en-suite.

Bedroom 2 En-Suite

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls in limestone, heated towel rail and a shaver point. There is also a fitted vanity table with drawers and a cabinet with double doors and three shelving levels. There is a Roca suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one corner, there is a panelled bath with a chrome mixer tap and a hand shower facility.

Bedroom 3

13'6 x 11'10 (4.11m x 3.61m)

Having a rear facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point.

Bedroom 4

13'0 x 11'11 (3.96m x 3.63m)

Having a rear facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator, telephone point and a TV/aerial point.

Family Bathroom

Having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, fully tiled limestone walls, heated towel rail and a shaver point. There is a Roca suite in white, which comprises of a low-level WC and a vanity unit, incorporating two wash hand basins with chrome mixer taps, fitted vanity mirrors above with light and storage beneath. Also having a corner spa bath with a waterfall chrome tap and spa jets. To one corner, there is a separate shower enclosure with a fitted Mira shower and a glazed screen/door.

Master Bedroom

18'0 x 17'10 (5.49m x 5.44m)

An exceptionally spacious master bedroom with a front facing UPVC double glazed window, coved ceiling, recessed lighting, wall mounted light point, central heating radiator, TV/aerial point and a telephone point. A timber door opens to the master en-suite.





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Bedroom 2 18'2 x 12'4 (5.54m x 3.76m)

Another generous double bedroom with a front facing UPVC double glazed window, pendant light point, central heating radiator, telephone point and a TV/aerial point. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. A timber door opens to the bedroom 2 en-suite.



Bedroom 3 13'6 x 11'10 (4.11m x 3.61m)

Having a rear facing UPVC double glazed window, coved ceiling, pendant light point, central heating radiator and a TV/aerial point.

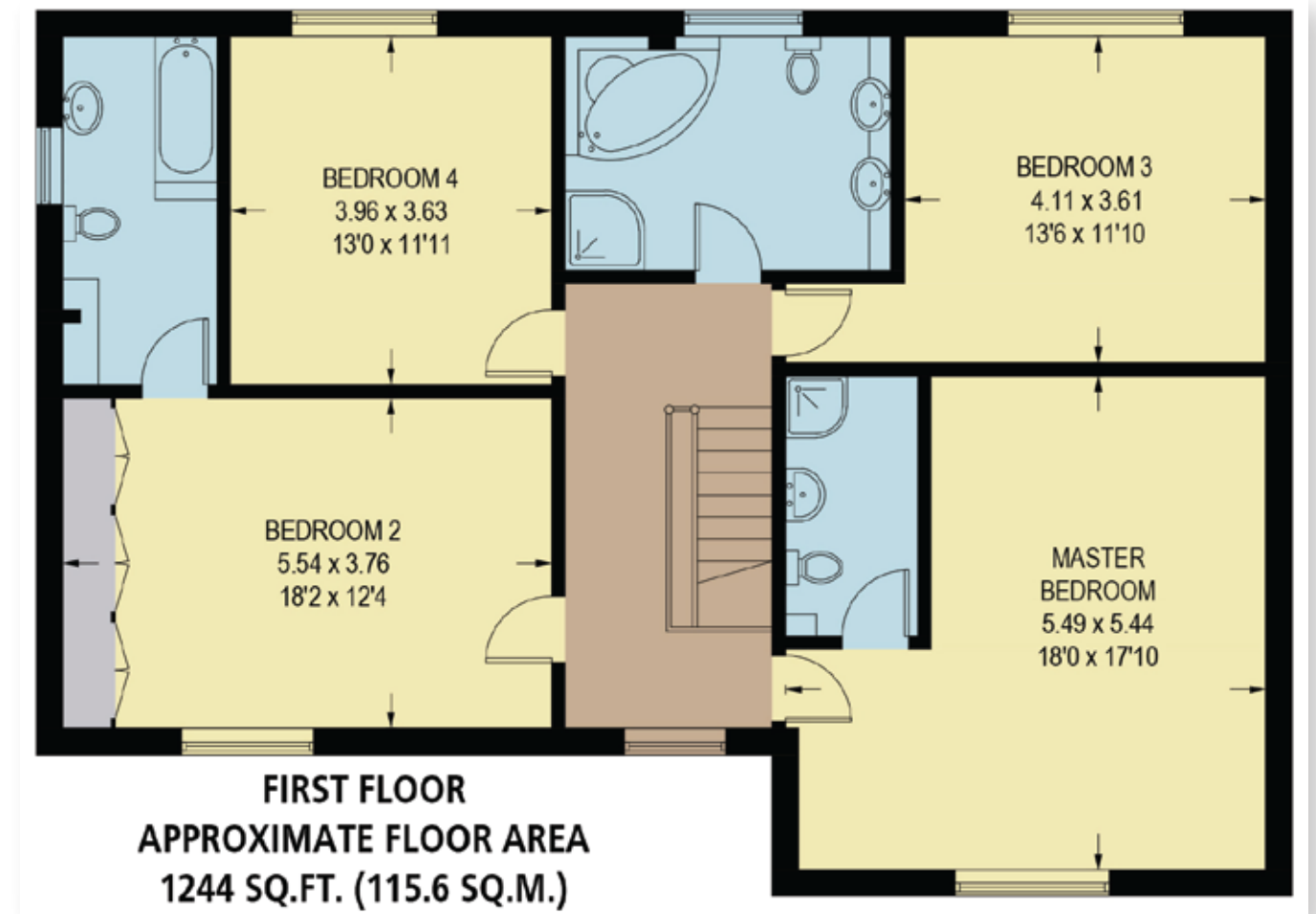
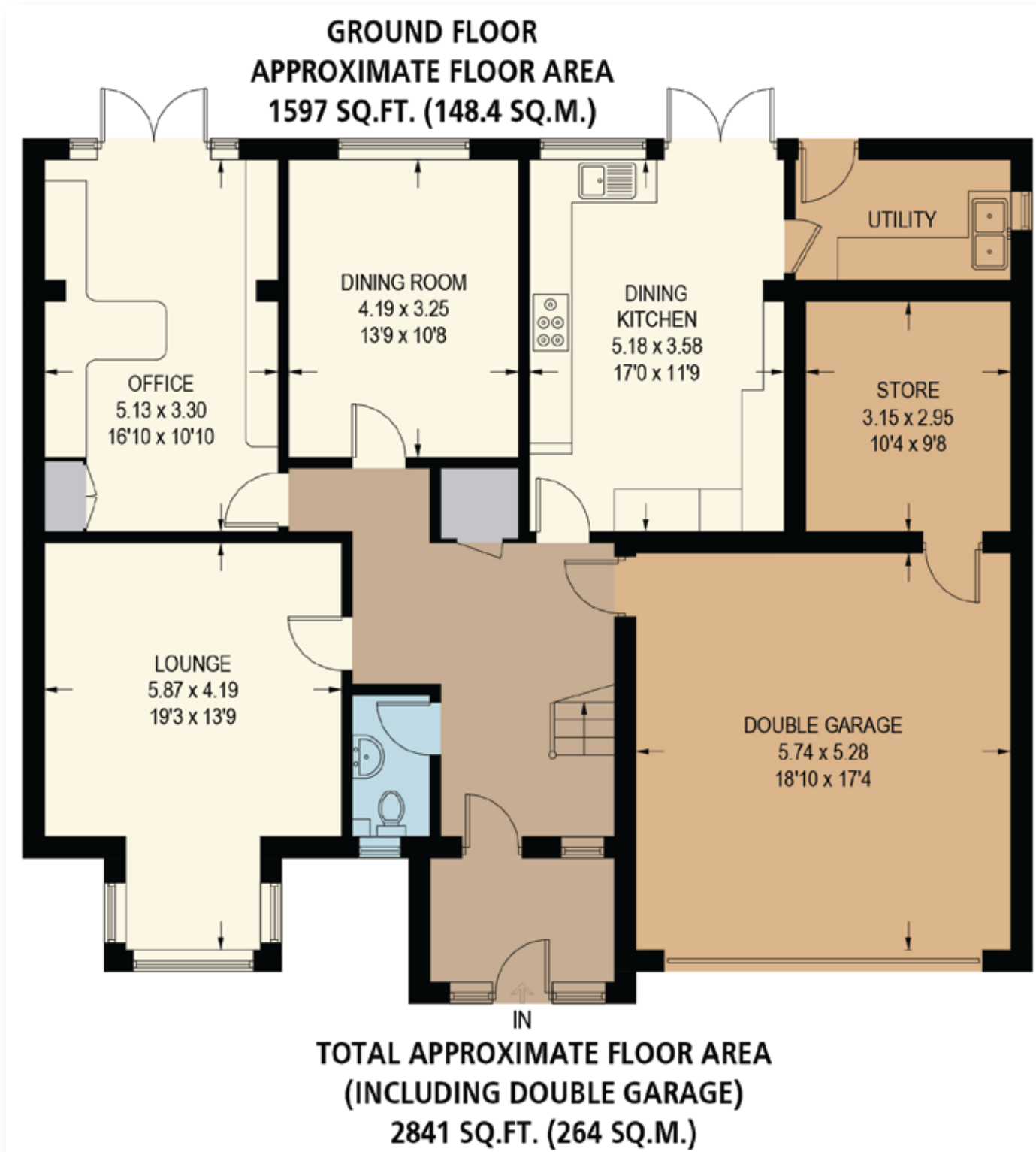




Family Bathroom

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens

1 Chestnut Court is positioned within a small, quiet cul-de-sac. To the front of the property, there is a block paved driveway providing parking for two vehicles and access can be gained to the integral double garage. Opposite the property, there are two additional parking spaces that belong to 1 Chestnut Court. A stone flagged path flanked by gravel and having exterior lighting leads to the main entrance door. Also having a lawned area with a mature tree and a gravelled path, which leads to a timber pedestrian gate at the left side of the property. The gate opens to provide access to a gravelled path that leads to the rear.

From the driveway, a timber gate opens to the right side of the property where the block paving continues and there is exterior lighting and a water tap. Access can be gained to the rear.

To the rear of the property, there is a stone flagged seating terrace with exterior lighting and access can be gained to the utility room, dining kitchen and office. There is also a garden that is mainly laid to lawn with mature trees. To one corner of the garden there is a shed. The garden is fully enclosed by brick/stone walling and fencing.





A Good-Sized Rear Garden
& Ample Off-Road Parking



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

Services: Mains electric, mains water, mains drainage and mains gas.
There is fibre broadband and the mobile phone signal is good.

Planning Permissions (Immediate Local Area): There is an active planning permission application that is awaiting a decision for the development of an unused Garden Centre site behind Chestnut Court. The application proposes the conversion of existing listed buildings into 7 dwellings and the erection of 25 dwellings. The full application can be found on the Rotherham Metropolitan Borough Council website with a reference number of RB2023/1033.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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

Offers in the Region of £495,000