



## Larchwood House

Turner Croft, Laughton-en-le-Morthen



**Blenheim**  
Park Estates



### Exterior and Gardens

From Turner Croft, access is gained to a shared driveway that leads to Larchwood House. To the front of the property, there is a private driveway that provides ample off-road parking. There is also a stone flagged area that has a raised timber planter with ornamental shrubs and exterior lighting. Access can be gained to the main entrance door and double garage.

### Double Garage

**19'8 x 18'5 (6.00m x 5.61m)**

Having two Hörmann up-and-over electric doors, light, power and provision for an electric car charging point. A personnel entrance door opens to the right side of the property and a timber door opens to a store.

### Store

Having light and power.

From the front, a stone flagged path leads to a wrought iron pedestrian gate, which opens to the right side of the property. The path also wraps around to the left of the house where there is exterior lighting and a pedestrian gate opens to the rear.

Positioned within a Corner Plot is this  
Contemporary Four Bedroomed Home





Larchwood House

## Welcome to Larchwood House

Positioned on a corner plot within an exclusive development sits a contemporary four bedroomed detached residence. Constructed in 2018 to a superb specification with under floor heating throughout, Larchwood House provides accommodation that is filled with an abundance of natural light and offers wonderful living spaces for a family.

The focal feature of the home is the double-height glazing that surrounds the main entrance door and allows the welcoming entrance hall and landing to be adorned with plenty of light. Designed to accommodate 21st century family living, the open plan dining kitchen boasts a high-quality kitchen with a central island and Neff appliances and glazing across one wall that also has sliding doors that open to the outdoor terrace. Also positioned on the ground floor is a useful utility room, a well-proportioned lounge and a WC. An oak, glazed staircase rises to the first floor, which houses a generously-sized master bedroom suite that contains fitted furniture, a Juliet balcony and a fully tiled en-suite shower room. There is a further bedroom with an en-suite, two additional good-sized bedrooms and a family bathroom.

Larchwood House sits well within its sizeable plot and provides a lovely wrap-around garden to the side and rear that benefits from an extensive seating terrace with glazed balustrading. The seating terrace is well connected to the dining kitchen through sliding doors, making it an ideal space for entertaining in the summer months. Within the driveway of the property, there is ample off-road parking and a detached double garage with a storage room.

Located in the village of Laughton-en-le-Morthen, the property is well connected to a range of schooling and amenities in the surrounding areas, such as public houses, shops, restaurants and cafes. Within the local area, access can be gained to public footpaths that meander through the surrounding countryside and link with the historic site of Roche Abbey. Situated a short drive away are additional amenities in Brookhouse, which include a public house, farm shop and Brookhouse Cricket Club. The property is also conveniently located for access to the M1 and M18 motorways, providing links to Leeds, Nottingham, London and the North East.

**The property briefly comprises on the ground floor:** Entrance hall, WC, lounge, dining kitchen and utility room. Double garage and store.

**On the first floor:** Landing, master bedroom, master en-suite, bedroom 2, bedroom 2 en-suite, bedroom 3, bedroom 4 and family bathroom.

### Ground Floor

A timber door opens to the:

#### Entrance Hall

Offering a bright welcome thanks to the front facing timber/aluminium double glazed panels. Having recessed lighting and tiled flooring with under floor heating. Oak doors open to the WC, lounge and dining kitchen.

#### WC

Having a front facing timber/aluminium double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring with under floor heating. Also having a fitted cupboard that houses the ground floor under floor heating valves and fuse box. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath.

#### Lounge

21'2 x 15'3 (6.46m x 4.65m)

A well-proportioned reception room with a front facing timber/aluminium double glazed window, pendant light points, TV/aerial cabling, data points and under floor heating. The focal point of the room is the Gazco log effect gas fire with a stone hearth. An oak door opens to the dining kitchen. A timber door with a double glazed panel and a matching side panel also opens to the rear garden.

#### Entrance Hall

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**Lounge**  
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**Dining Kitchen**  
32'0 x 14'8 (9.75m x 4.46m)

A bright, open plan dining kitchen, featuring rear facing timber/aluminium double glazed panels, which stretch across one wall. Having pendant light points, recessed lighting and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating a quartz work surface and upstands. Also having a central island, providing additional storage and incorporating a matching quartz work surface and an inset Abode 1.5 bowl stainless steel sink with a chrome mixer tap. The island also provides seating for up to four chairs. The integrated appliances are by Neff and include a four-ring induction hob with an extractor hood over, two fan assisted ovens and a dishwasher. There is also an integrated Bosch microwave and space/provision for an American style fridge/freezer. An oak door opens to the utility room. Double sliding timber doors with double glazed panels open to the rear seating terrace.





Larchwood House

## Constructed in 2018 to a Superb Specification with Under Floor Heating Throughout and Being Filled with Natural Light



### Dining Kitchen

32'0 x 14'8 (9.75m x 4.46m)

A bright, open plan dining kitchen, featuring rear facing timber/aluminium double glazed panels, which stretch across one wall. Having pendant light points, recessed lighting and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating a quartz work surface and upstands. Also having a central island, providing additional storage and incorporating a matching quartz work surface and an inset Abode 1.5 bowl stainless steel sink with a chrome mixer tap. The island also provides seating for up to four chairs. The integrated appliances are by Neff and include a four-ring induction hob with an extractor hood over, two fan assisted ovens and a dishwasher. There is also an integrated Bosch microwave and space/provision for an American style fridge/freezer. An oak door opens to the utility room. Double sliding timber doors with double glazed panels open to the rear seating terrace.

### Utility Room

Having recessed lighting, an extractor fan and tiled flooring with under floor heating and an inset mat well. There is a range of fitted base and wall units, incorporating a matching work surface, tiled upstands and an inset Abode 1.0 bowl stainless steel sink with a chrome mixer tap. A cupboard also houses the Ideal boiler and another cupboard houses the Gledhill hot water cylinder. A timber door with a double glazed panel opens to the right side of the property.

From the entrance hall, an oak staircase with a hand rail and glazed balustrading rises to the:

### First Floor

#### Landing

Having front facing timber/aluminium double glazed panels, pendant light point and under floor heating. Oak doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom.

#### Master Bedroom

15'3 x 14'2 (4.65m x 4.33m)

A generously-sized master bedroom suite with a pendant light point, TV/aerial/data point and under floor heating. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. An oak door opens to the master en-suite. Double timber doors with double glazed panels open to a Juliet balcony.

#### Master En-Suite

Being fully tiled and having a front facing timber/aluminium double glazed

obsured window, recessed lighting, extractor fan, fitted vanity mirror, chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap and a recessed shelf above. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed shelf and a glazed screen.

#### Bedroom 2

14'2 x 12'10 (4.33m x 3.91m)

Another double bedroom suite with rear and side facing timber/aluminium double glazed windows, pendant light point, TV/aerial/data point and tiled flooring with under floor heating. An oak door opens to the bedroom 2 en-suite.

#### Bedroom 2 En-Suite

Being fully tiled and having a side facing timber/aluminium double glazed window, recessed lighting, extractor fan, fitted vanity mirror, chrome heated towel rail and under floor heating. A cupboard houses the first floor under floor heating valves. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

#### Bedroom 3

10'2 x 9'7 (3.10m x 2.91m)

Having a rear facing timber/aluminium double glazed window, pendant light point, TV/aerial/data point and under floor heating.

#### Bedroom 4

10'2 x 9'7 (3.10m x 2.92m)

Having a rear facing timber/aluminium double glazed window, pendant light point, TV/aerial/data point and under floor heating. Access can be gained to a loft space.

#### Family Bathroom

Being fully tiled and having a front facing timber/aluminium double glazed obscured window, recessed lighting, extractor fan, fitted vanity mirror, chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap, a fitted rain head shower, an additional hand shower facility and a glazed screen.





**Master Bedroom**  
**15'3 x 14'2 (4.65m x 4.33m)**

A generously-sized master bedroom suite with a pendant light point, TV/aerial/data point and under floor heating. There is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. An oak door opens to the master en-suite. Double timber doors with double glazed panels open to a Juliet balcony.

A Fabulous Master Bedroom  
Suite and Juliet Balcony...



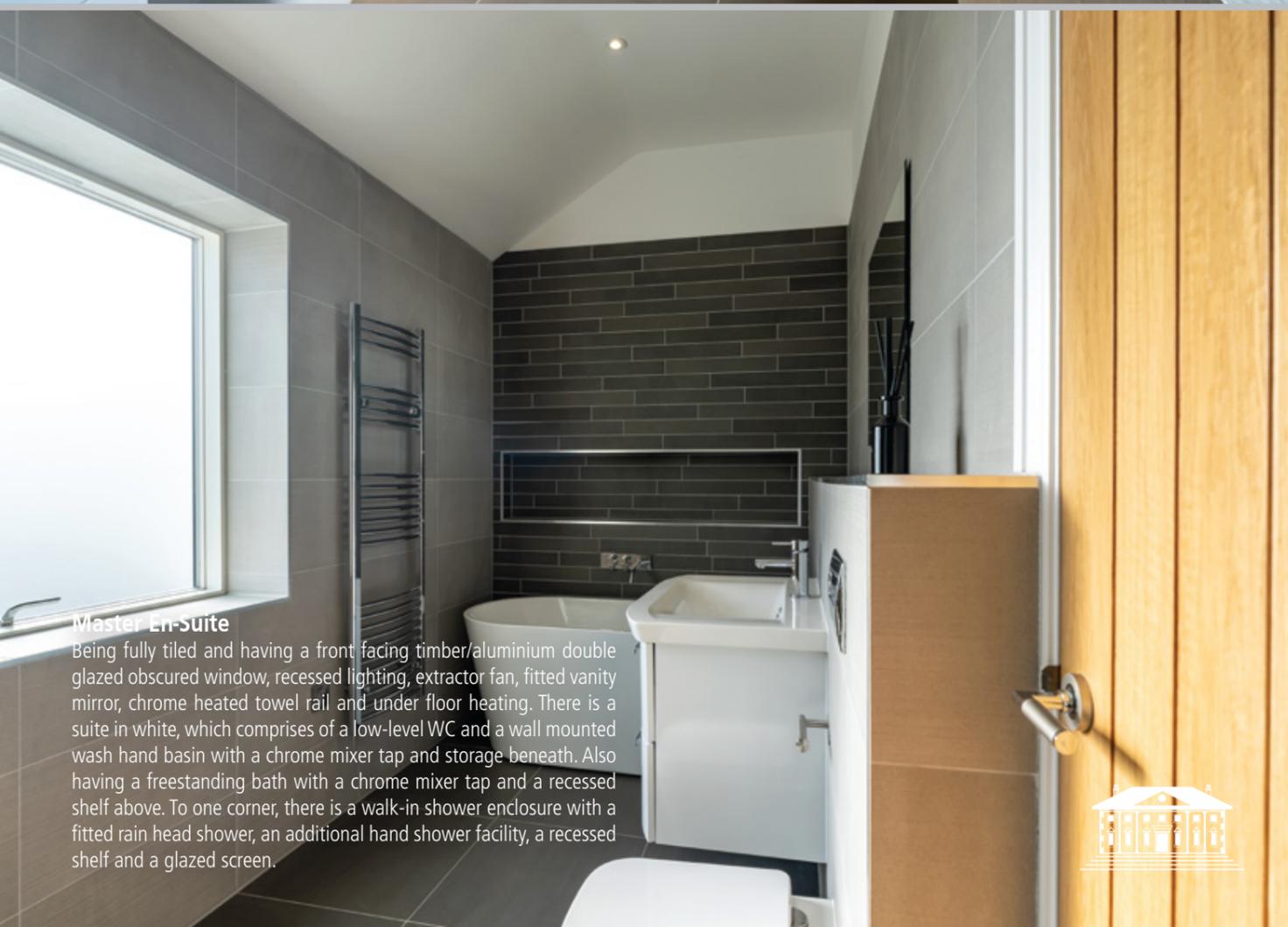
Master En-Suite



Bedroom 2

14'2 x 12'10 (4.33m x 3.91m)

Another double bedroom suite with rear and side facing timber/aluminium double glazed windows, pendant light point, TV/aerial/data point and tiled flooring with under floor heating. An oak door opens to the bedroom 2 en-suite.



Master En-Suite

Being fully tiled and having a front facing timber/aluminium double glazed obscured window, recessed lighting, extractor fan, fitted vanity mirror, chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a freestanding bath with a chrome mixer tap and a recessed shelf above. To one corner, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility, a recessed shelf and a glazed screen.

Bedroom 2 En-Suite

Being fully tiled and having a side facing timber/aluminium double glazed window, recessed lighting, extractor fan, fitted vanity mirror, chrome heated towel rail and under floor heating. A cupboard houses the first floor under floor heating valves. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.





**Bedroom 3**  
10'2 x 9'7 (3.10m x 2.91m)  
Having a rear facing timber/aluminium double glazed window, pendant light point, TV/aerial/data point and under floor heating.



**Family Bathroom**  
Being fully tiled and having a front facing timber/aluminium double glazed obscured window, recessed lighting, extractor fan, fitted vanity mirror, chrome heated towel rail and under floor heating. There is a suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. Also having a panelled bath with a chrome mixer tap, a fitted rain head shower, an additional hand shower facility and a glazed screen.

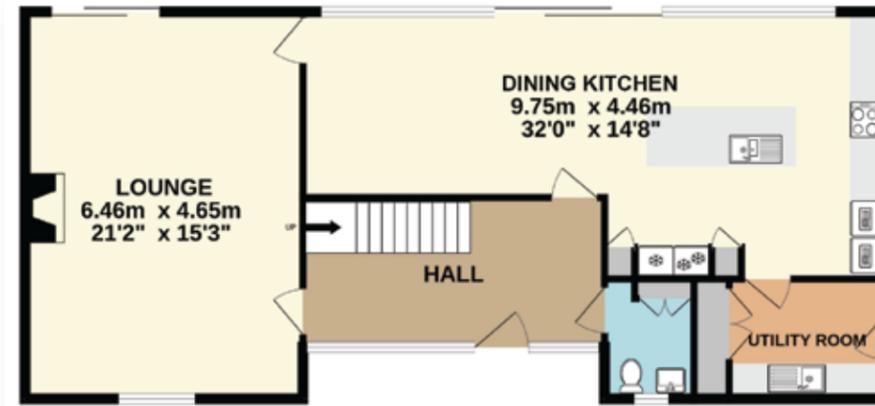


**Bedroom 4**  
10'2 x 9'7 (3.10m x 2.92m)  
Having a rear facing timber/aluminium double glazed window, pendant light point, TV/aerial/data point and under floor heating. Access can be gained to a loft space.



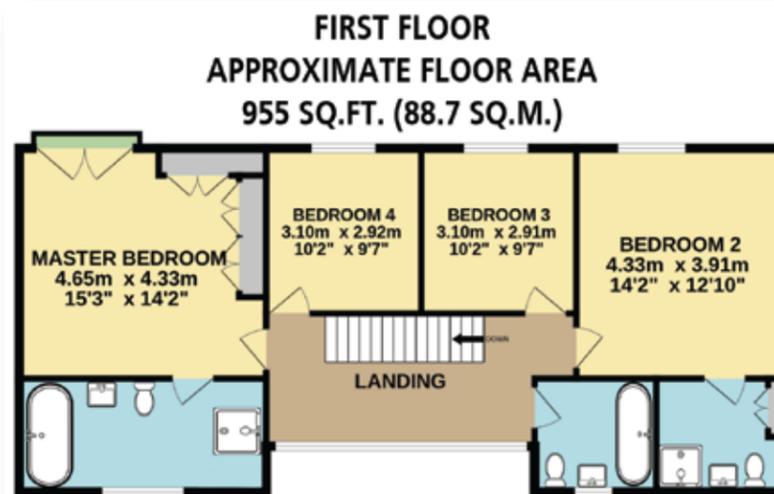
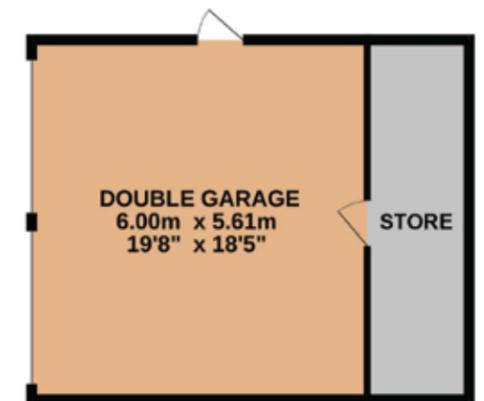
**Landing**  
Having front facing timber/aluminium double glazed panels, pendant light point and under floor heating. Oak doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom.





**GROUND FLOOR**  
**APPROXIMATE FLOOR AREA**  
**1420 SQ.FT. (132.0 SQ.M.)**

**TOTAL APPROXIMATE FLOOR AREA**  
**2375 SQ.FT. (220.6 SQ.M.)**



**FIRST FLOOR**  
**APPROXIMATE FLOOR AREA**  
**955 SQ.FT. (88.7 SQ.M.)**

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





### Exterior and Gardens Continued

The garden and terrace seamlessly wrap around to the rear of the property. The terrace provides additional seating space to the rear with exterior lighting, an external power point and the glazed balustrading continues. Access can be gained to the dining kitchen. A step rises to a further patio where access can be gained to the lounge and left side of the property. Steps lead down to the continuation of the garden. The garden is fully enclosed with timber fencing and has a planted tree border.

A Landscaped Wrap-Around  
Garden & Seating Terrace...





To the right side of the property, there is a stone flagged seating terrace that is bordered by glazed balustrading and has exterior lighting and a water tap. Access can be gained to the utility room and double garage. A stone flagged path leads down to the garden, which is mainly laid to lawn and has a planted border with mature shrubs.



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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** F

**Services:** Mains gas, mains electric, mains water and mains drainage. The broadband is traditional copper wire and the mobile signal quality is good.

**Rights of Access/Shared Access:** Larchwood House has a right of access over the neighbouring driveway.

**Covenants, Easements, Wayleaves and Flood Risk:** None and the flood risk is low.

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.



Larchwood House

Turner Croft, Laughton-en-le-Morthen  
Sheffield, South Yorkshire S25 1AA

**Offers in Excess of £650,000**