

Orchard Point

Sitwell Grove, Rotherham



Blenheim
Park Estates



Exterior and Gardens

From Sitwell Grove, intercom operated gates open to a long block paved private driveway that is bordered to one side by mature shrubs and exterior lighting. The driveway leads to the right side of Orchard Point, where there is space to park two vehicles and there is exterior lighting. Access can be gained to the integral triple garage and breakfast kitchen.

A Magnificent Four Bedroomed
Detached Family Residence





Welcome to Orchard Point

Occupying a sizeable plot in a private position, Orchard Point is an exceptional four bedroomed detached residence spanning three generously proportioned floors that have been thoughtfully designed to cater to modern family living.



Orchard Point was constructed in 2009 by the current owners to a high specification, incorporating under floor heating throughout, industrial made aluminium double glazed windows and a bespoke breakfast kitchen.

An impressive entrance is provided by stylish double doors, set beneath double-height atrium glazing, which open into a welcoming entrance hall. Rising the three floors of the home, the contemporary stainless steel and oak staircase is certainly a focal point. A seamless open plan layout is offered on the ground floor by the lounge, dining room and breakfast kitchen. Sitting beneath a vaulted ceiling, the lounge is the perfect sanctuary for all of the family and connects to the front garden through bi-folding doors, making it ideal for indoor and outdoor entertaining as well. A fabulous dining room leads into the breakfast kitchen, which boasts high-quality cabinetry and a comprehensive range of integrated appliances by Miele. Also on the ground floor is a useful utility room, an integral triple garage and a versatile cinema room.

Set across the first floor are three of the bedroom suites, all of which are well-proportioned and provide plenty of space for a growing family. A games room and an adjacent gymnasium allow the next owner great flexibility to utilise the spaces in a variety of ways. The second floor is home to the master bedroom suite; a luxurious retreat featuring a superb dressing room and large en-suite bathroom.

Orchard Point is positioned at the end of a long, gated driveway, resulting in excellent privacy and extensive off-road parking with a three-vehicle car port. Low-maintenance gardens wrap around three sides of the property, presenting a fabulous outdoor landscape for comfortable seating.



Enviably Positioned at the End of a Long, Gated Driveway, Orchard Point Affords Great Privacy and Boasts a Striking, Modern Exterior

The property is located with good access to the amenities of Whiston, including public houses and shops. A short drive takes you to Wickersley, where there is a further variety of restaurants, public houses, shops and cafes. Rotherham Hospital is within walking distance and there is a range of good local schooling in the area, including Thomas Rotherham College. The M1 and M18 motorways are conveniently accessible, providing routes to Doncaster, Nottingham, Leeds and London. It is also a short drive to Sheffield city centre.

The property briefly comprises of on the ground floor: Entrance hall, cinema room, lounge, dining room, breakfast kitchen, utility room, WC and integral triple garage.

On the first floor: Landing, bedroom 3, bedroom 3 en-suite shower room, bedroom 2, bedroom 2 en-suite bathroom, bedroom 4, bedroom 4 en-suite shower room, games room, storage room and gymnasium.

On the second floor: Landing, master bedroom, master dressing room and master en-suite bathroom.

Ground Floor

Double entrance doors with double glazed panels and matching side panels open to the:

Entrance Hall

Providing an impressive welcome with a central stainless steel/oak staircase that has glazed balustrading and above the entrance door are aluminium double glazed panels that ascend the first and second floors. There is a feature pendant light point, recessed lighting, wall mounted light points and engineered oak flooring with under floor heating. Oak doors open to the cinema room and dining room. Double oak doors with glazed panels also open to the breakfast kitchen.

Cinema Room

14'1 x 12'2 (4.28m x 3.71m)

A versatile room, ideal for a home cinema or office. Having front facing aluminium double glazed windows, recessed lighting, TV/aerial points, audio output points, telephone points, data points and under floor heating. There is provision for wall mounted speakers, a projector and a projector screen.

Lounge

29'2 x 20'3 (8.89m x 6.18m)

A stunning reception room with side and rear facing aluminium double glazed windows, vaulted ceiling, pendant light point, recessed lighting, telephone point, data point and engineered oak flooring with under floor heating. There is provision for a wall mounted television with TV/aerial and audio output points. A set of aluminium bi-folding doors with double glazed panels open to the front of the property. Another set of aluminium bi-folding doors with double glazed panels and feature double glazed atrium panels above also open to the front of the property. A wide opening with two steps leads to the dining room.

Dining Room

25'0 x 15'11 (7.62m x 4.84m)

A fabulous dining room with recessed lighting, a pendant light point and engineered oak flooring with under floor heating. A set of aluminium bi-folding doors with double glazed panels open to the rear of the property. A wide opening leads into the breakfast kitchen.

Breakfast Kitchen

27'7 x 17'0 (8.40m x 5.19m)

A comprehensively appointed breakfast kitchen with rear facing aluminium double glazed windows, recessed lighting, telephone point and engineered oak flooring with under floor heating. To one corner of the breakfast kitchen, is a fitted oak bench, which has storage beneath. There is a range of fitted base/wall and drawer units, incorporating matching Corian work surfaces, upstands, plinth lighting and an inset Mixa 1.5 bowl sink with a chrome mixer tap and a spray tap. There is a central island, which provides additional storage and incorporates a matching granite work surface and an inset 0.5 bowl Blanco sink with a chrome mixer tap. There is a second central island, incorporating a matching granite work surface and a Corian breakfast bar that has space for three stools. The integrated appliances are by Miele and include a four-ring gas hob, three teppanyaki plates, a double extractor hood, an additional single extractor hood, coffee machine, microwave, steam oven, dishwasher and an American style fridge/freezer. There is also a Caple fan assisted oven. An oak door opens to the utility room. A door, with a double glazed panel and matching panels to the side and above, opens to the right side of the property.

Utility Room

15'5 x 14'6 (4.69m x 4.43m)

A useful utility room with a side facing aluminium double glazed window, recessed lighting, extractor fan and engineered oak flooring with under floor heating. There is a range of fitted base and wall units, incorporating matching work surfaces, upstands and an inset 2.0 bowl stainless steel sink with a brushed chrome mixer tap. There is space/provision for an integrated washing machine and a tumble dryer. To one wall, is a fitted drawer unit, ideal for shoe storage. Oak doors open to the WC and integral triple garage. A door with a double glazed panel opens to the rear of the property.

WC

Having a side facing aluminium double glazed obscured window, recessed lighting, extractor fan, partially tiled walls and engineered oak flooring with under floor heating. There is a Villeroy & Boch suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap.

Lounge
29'2 x 20'3 (8.89m x 6.18m)

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A Stunning Reception Room,
with an Impressive Vaulted Ceiling





Dining Room
25'0 x 15'11 (7.62m x 4.84m)

A fabulous dining room with recessed lighting, a pendant light point and engineered oak flooring with under floor heating. A set of aluminium bi-folding doors with double glazed panels open to the rear of the property. A wide opening leads into the breakfast kitchen.



A Stylish Haven
for Relaxation



Breakfast Kitchen

27'7 x 17'0 (8.40m x 5.19m)

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A Bespoke, Quality Kitchen
with Miele Integrated Appliances





Orchard Point

Constructed to a High Specification by the Current Owners in 2009 and Spanning Three Floors

Integral Triple Garage

26'4 x 21'0 (8.03m x 6.40m)

Having three electric roller shutter doors, light, power, water tap and the provision for an electric car charging point. The garage houses the Vaillant boiler and ThermaQ hot water cylinder.

From the entrance hall, a steel/oak staircase with hand rails, glazed balustrading and feature stair lighting rises to the:

First Floor

Landing

Having front and side facing aluminium double glazed panels, recessed lighting and engineered oak flooring with under floor heating. Oak doors open to bedroom 3, bedroom 2, bedroom 4 and to the games room.

Bedroom 3

17'0 x 12'10 (5.18m x 3.90m)

A superb double bedroom with front and side facing aluminium double glazed windows, recessed lighting, fitted vanity mirror, data point and engineered oak flooring with under floor heating. There is a range of fitted furniture, incorporating short hanging, shelving and drawers. An oak door opens to the bedroom 3 en-suite shower room.

Bedroom 3 En-Suite Shower Room

Having automatic recessed lighting, an extractor fan, partially tiled walls and tiled flooring with under floor heating. A Villeroy & Boch suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one wall, is a shower enclosure with a fitted Hansgrohe shower and a glazed screen/door.

Bedroom 2

18'8 x 12'7 (5.70m x 3.83m)

Another spacious bedroom suite with rear facing aluminium double glazed windows, recessed lighting, data point and engineered oak flooring with under floor heating. There is a range of fitted furniture, incorporating short hanging, shelving and drawers. An oak door opens to the bedroom 2 en-suite bathroom.

Bedroom 2 En-Suite Bathroom

A well-appointed en-suite bathroom with rear facing aluminium double glazed obscured windows, automatic recessed lighting, extractor fan, partially tiled walls and tiled flooring with under floor heating. There is a Villeroy & Boch suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a Villeroy & Boch inset bath with a tiled surround and a Hansgrohe chrome mixer tap. To one corner, is a shower enclosure with a fitted Hansgrohe shower and a glazed screen/door.

Bedroom 4

12'7 x 10'6 (3.83m x 3.20m)

A fourth, well-proportioned bedroom suite with front facing aluminium double glazed windows, recessed lighting, data points, TV/aerial point and engineered oak flooring with under floor heating. There is a range of fitted furniture, incorporating long hanging and shelving. An oak door opens to the bedroom 4 en-suite shower room.

Bedroom 4 En-Suite Shower Room

Having automatic recessed lighting, extractor fan, partially tiled walls and tiled flooring with under floor heating. There is a Villeroy & Boch suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap. To one wall, is a shower enclosure with a fitted Hansgrohe shower and a glazed screen/door.

Games Room

14'6 x 11'6 (4.43m x 3.50m)

Offering flexibility of use with a double glazed roof window, recessed lighting, TV/aerial point, data point and engineered oak flooring with under floor heating. An oak door opens to a storage room. A wide opening gives access to the gymnasium.

Storage Room

Providing useful space for storage with a flush light point and engineered oak flooring with under floor heating. The comms equipment is also housed here.

Gymnasium

26'2 x 20'10 (7.98m x 6.36m)

A large, versatile space, currently used as a gymnasium. Having timber double glazed roof windows, recessed lighting, fitted vanity mirrors and engineered oak flooring with under floor heating. Access can be gained to a loft space.

From the first floor landing, a steel/oak staircase rises to the:

Second Floor

Landing

Having front facing aluminium double glazed panels, recessed lighting, engineered oak flooring with under floor heating and an oak door opening to the master bedroom suite.

Master Bedroom Suite

Master Bedroom

14'1 x 11'3 (4.29m x 3.42m)

A sumptuous master bedroom with front and rear facing aluminium double glazed windows, recessed lighting, TV/aerial points, data points and engineered oak flooring with under floor heating. A wide opening leads to the master dressing room.





Landing

Having front and side facing aluminium double glazed panels, recessed lighting and engineered oak flooring with under floor heating. Oak doors open to bedroom 3, bedroom 2, bedroom 4 and to the games room.



Master Bedroom

14'1 x 11'3 (4.29m x 3.42m)

A sumptuous master bedroom with front and rear facing aluminium double glazed windows, recessed lighting, TV/aerial points, data points and engineered oak flooring with under floor heating. A wide opening leads to the master dressing room.

Master Dressing Room

11'2 x 10'6 (3.40m x 3.20m)

Having rear facing aluminium double glazed windows, recessed lighting and engineered oak flooring with under floor heating. There is a range of fitted furniture, incorporating short hanging, shelving and drawers. An oak door opens to the master en-suite bathroom.



A Sumptuous Master
Bedroom Suite



Master En-Suite Bathroom

A luxurious en-suite bathroom with front and rear facing aluminium double glazed obscured windows, recessed lighting, extractor fan, partially tiled walls and tiled flooring with under floor heating. There is a Villeroy & Boch suite in white, which comprises a wall mounted WC, a bidet with a Hansgrohe chrome mixer tap and a double width wash hand basin with Hansgrohe chrome mixer taps and storage beneath. To the centre of one wall, is a shower enclosure with a fitted Hansgrohe rain head shower, an additional hand shower facility and a glazed screen/door. To one corner, there is a Villeroy & Boch corner bath with a Hansgrohe chrome mixer tap. Access can also be gained to a loft space.



Bedroom 2 En-Suite Bathroom

A well-appointed en-suite bathroom with rear facing aluminium double glazed obscured windows, automatic recessed lighting, extractor fan, partially tiled walls and tiled flooring with under floor heating. There is a Villeroy & Boch suite in white, which comprises a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. Also having a Villeroy & Boch inset bath with a tiled surround and a Hansgrohe chrome mixer tap. To one corner, is a shower enclosure with a fitted Hansgrohe shower and a glazed screen/door.



Bedroom 2

18'8 x 12'7 (5.70m x 3.83m)

Another spacious bedroom suite with rear facing aluminium double glazed windows, recessed lighting, data point and engineered oak flooring with under floor heating. There is a range of fitted furniture, incorporating short hanging, shelving and drawers. An oak door opens to the bedroom 2 en-suite bathroom.



Bedroom 3

17'0 x 12'10 (5.18m x 3.90m)

A superb double bedroom with front and side facing aluminium double glazed windows, recessed lighting, fitted vanity mirror, data point and engineered oak flooring with under floor heating. There is a range of fitted furniture, incorporating short hanging, shelving and drawers. An oak door opens to the bedroom 3 en-suite shower room.





Orchard Point

Wrapping Around the Home to Three Sides are Wonderful, Low-Maintenance Gardens

Master Dressing Room

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Exterior and Gardens

From Sitwell Grove, intercom operated gates open to a long block paved private driveway that is bordered to one side by mature shrubs and exterior lighting. The driveway leads to the right side of Orchard Point, where there is space to park two vehicles and there is exterior lighting. Access can be gained to the integral triple garage and breakfast kitchen. The driveway continues to the front of the property, where further parking is provided and there is a mature shrub border. Access can be

gained to a three-vehicle car port.

The driveway continues to the front of the property, where further parking is provided and there is a mature shrub border. Access can be gained to a three-vehicle car port.

A granite flagged path leads to the main entrance door and steps lead down to the lower tier of the front garden. The lower tier comprises an artificial lawn with exterior lighting and a granite flagged patio. Access can be gained to the lounge. The upper tier also has an artificial lawn with raised planters containing mature shrubs and exterior lighting.

Both tiers wrap around the left side of the property, the lower tier being a granite flagged path with exterior lighting and the upper tier being the artificial lawn. Both lead to the rear.

To the rear of the property, there is a granite flagged seating terrace with exterior lighting where access can be gained to the dining room. Beyond the terrace is an artificial lawn with mature trees and shrubs. A granite flagged path leads round to a timber pedestrian gate, which opens to the continuation of the path with a small artificial lawn, exterior lighting, a water tap and an external power point. Access can be gained to the utility room.

The entire boundary of Orchard Point is fully enclosed by timber fencing and mature hedging, providing privacy and security to this fabulous family home.

Bedroom 3 En-Suite Shower Room

Having automatic recessed lighting, an extractor fan, partially tiled walls and tiled flooring with under floor heating. A Villeroy & Boch suite in white comprises a wall mounted WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap and storage beneath. To one wall, is a shower enclosure with a fitted Hansgrohe shower and a glazed screen/door.



Games Room

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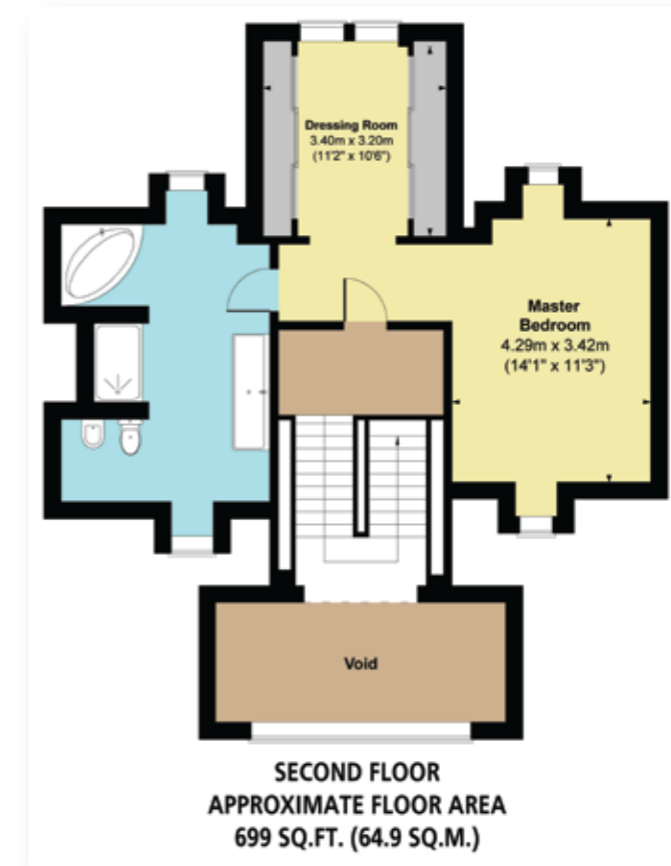
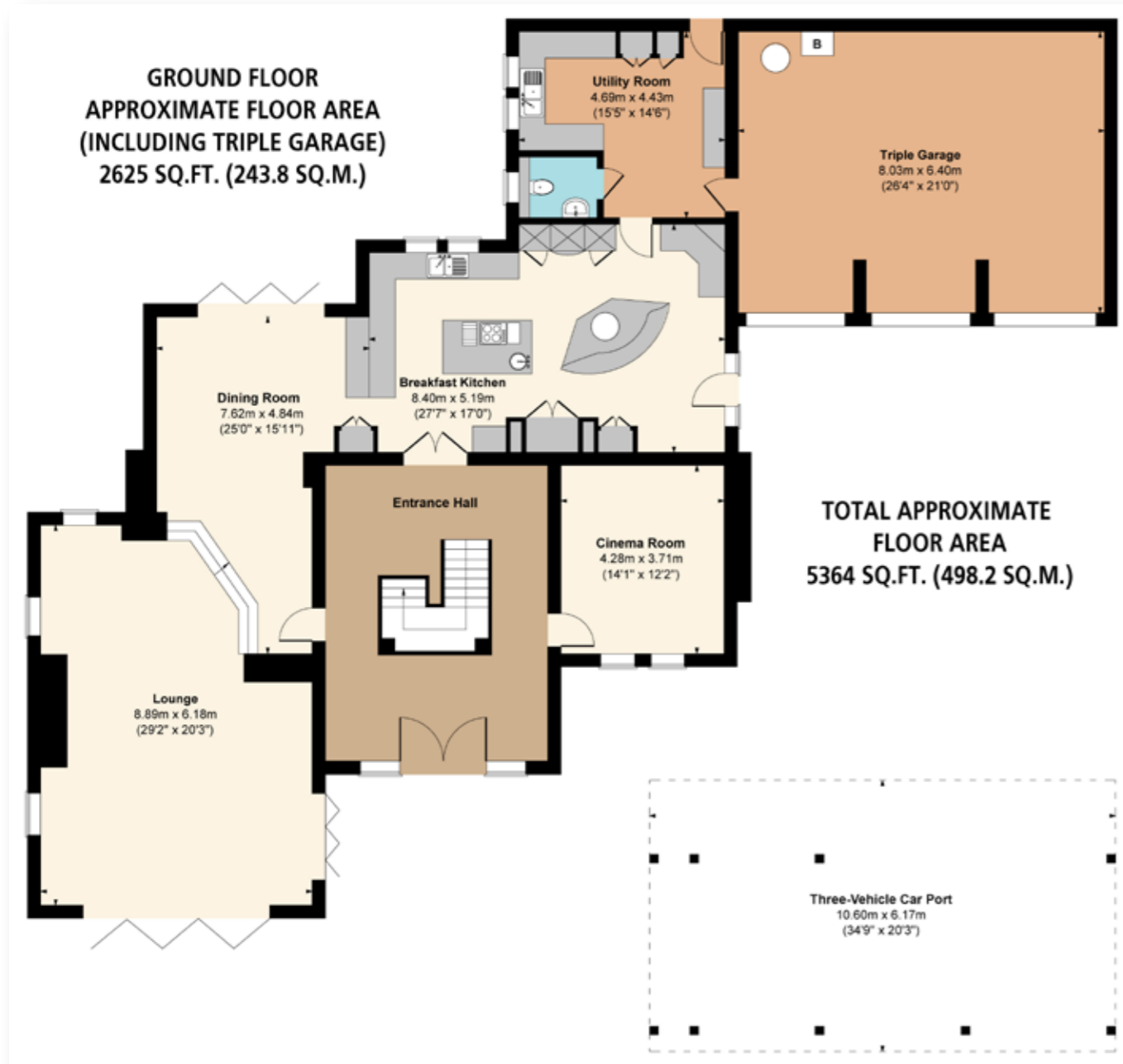


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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens Continued

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The driveway continues to the front of the property, where further parking is provided and there is a mature shrub border. Access can be gained to a three-vehicle car port.



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The entire boundary of Orchard Point is fully enclosed by timber fencing and mature hedging, providing privacy and security to this fabulous family home.

A Striking Façade,
Both Day & Night



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: H

Services: Mains gas, mains electricity, mains water and mains drainage.
The broadband is full fibre and the mobile signal quality is good.

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: None and the flood risk is very low.

Tree Preservation Orders: Yes.

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.



Orchard Point
Sitwell Grove, Rotherham,
South Yorkshire S60 3AY

Offers in the Region of £1,595,000