



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

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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



Property Ref:
MXB118324 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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