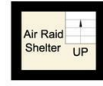
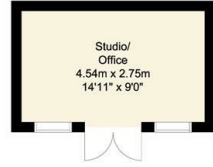
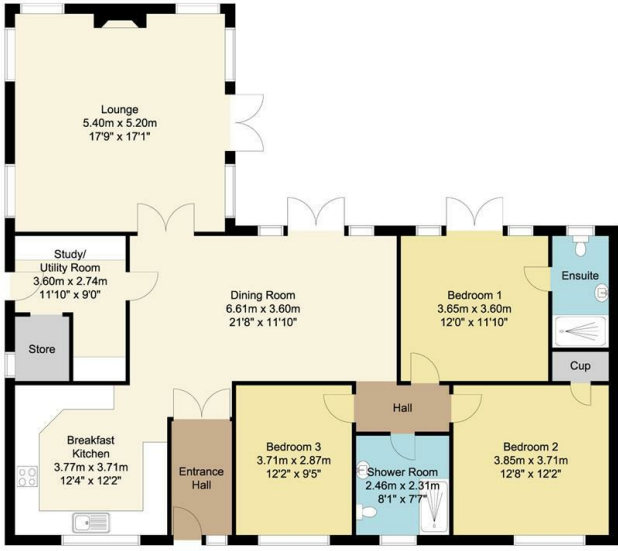
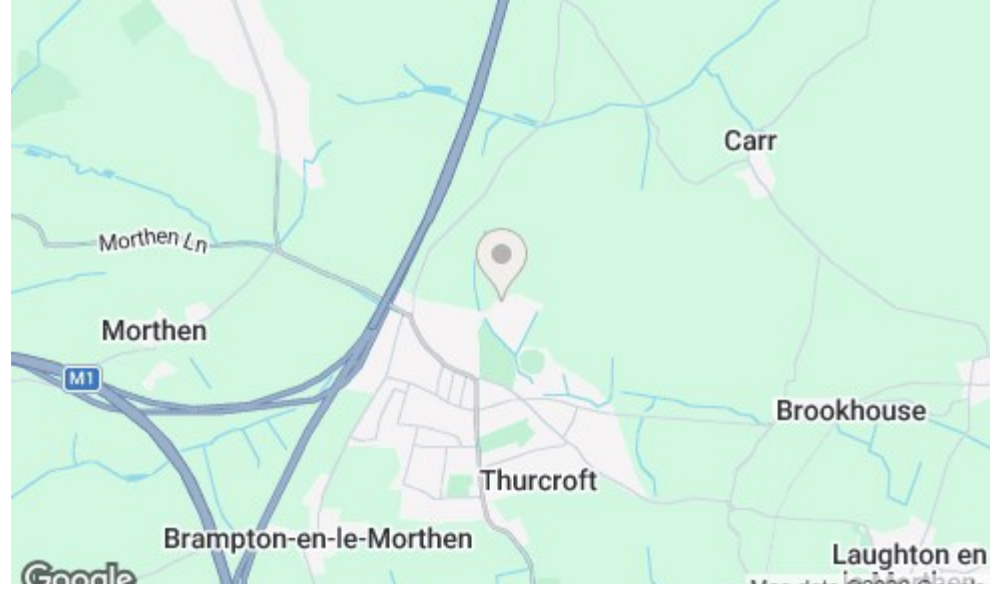


Ground Floor
138 sq m/1485.42 sq ft
Approx.

Outbuildings
15 sq m/161.45 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2025



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**EADON
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ESTD 1840

, New Orchard Lane, Rotherham, S66 9AW

Offers In The Region Of £395,000

11 Colliery Villas, New Orchard Lane, Thurcroft, Rotherham, South Yorkshire, S66 9AW

Description
This exceptional, self-built timber-framed residence, built in 2022, offers a rare opportunity to acquire a truly unique home that combines thoughtful design, versatile living spaces, and an immaculate high-quality finish throughout. Nestled in a private position in the sought-after area of Thurcroft, Rotherham, this property exudes style, comfort, and practicality in equal measure.

From the moment you arrive, the home's striking appearance and meticulous presentation set the tone for what lies within. The exterior blends classic and contemporary influences, with attractive cladding, a modern roofline, and landscaped gardens that frame the property beautifully. Behind the welcoming façade lies a home that has been lovingly designed with a focus on both aesthetics and everyday functionality.

Step inside, and the sense of space is immediately apparent. The property spans an impressive 1485 sq ft on one level, creating a flowing layout that is both open and adaptable. The expansive dining room forms the heart of the home – a bright, airy space that effortlessly connects to the outdoor deck via French doors, creating a seamless indoor-outdoor lifestyle ideal for entertaining. The principal bedroom also enjoys direct access through French doors onto the huge rear decking, further enhancing the sense of inside/outside living.

The lounge offers an inviting retreat, featuring a statement fireplace and generous proportions, perfect for relaxing evenings or family gatherings. Large windows flood the room with natural light, enhancing the feeling of openness and connection to the surrounding garden.

The breakfast kitchen is a true showpiece, thoughtfully designed with sleek cabinetry, quality integrated appliances, and ample workspace. Its neutral palette and elegant finishes create a stylish yet practical environment for culinary creativity.

Three well-proportioned bedrooms provide comfortable accommodation, each finished with the same attention to detail found throughout the home. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family shower room, featuring contemporary fixtures and a walk-in rainfall shower.

Practicality is woven into the design, with a useful study/utility room, ample storage, and a separate store. The timber-framed construction not only brings warmth and character but also offers excellent insulation and energy efficiency, adding to the home's appeal.

Outside, the landscaped gardens are as carefully considered as the interior. The rear garden boasts a generous lawn, a spacious composite deck for outdoor dining, and mature borders that provide privacy and greenery. A detached studio/office offers a versatile space for home working, hobbies, or guest accommodation, while an additional outbuilding provides further storage. To the front, there is an EV charging point alongside a gravelled driveway with ample parking, framed by neat fencing and well-maintained planting. Adding to its charm and uniqueness, the grounds also feature the original 1917 air raid shelter – a remarkable historical detail.

This is a home that offers true flexibility. Whether you need space for a growing family, work from home, or simply want to enjoy a high-quality, low-maintenance lifestyle, the layout adapts to your needs. Its single-storey design ensures accessibility for all ages, and the tasteful décor allows for an easy move-in experience without the need for updating.

Situated in a convenient location, the property enjoys a peaceful setting while remaining close to local amenities, schools, and transport links. With its unique self-build origins, premium finish, and generous living space, this is a rare find in today's market – a home that combines individuality with comfort, and style with substance.

Early viewing is highly recommended to fully appreciate the quality and lifestyle this exceptional property offers.

- Bespoke self-built timber-framed home combining character, efficiency, and durability
- Generous 1485 sq ft of adaptable single-storey living with a flowing, practical layout
- Immaculately presented interiors finished to the highest specification throughout
- Elegant lounge with feature fireplace and light-filled dining room opening to the garden
- Stylish breakfast kitchen with sleek cabinetry, quality appliances, and ample workspace
- Landscaped gardens with composite deck, detached studio/office, and extensive parking
- Built by the current owners in 2022
- Original 1917 built air raid shelter in the garden!

