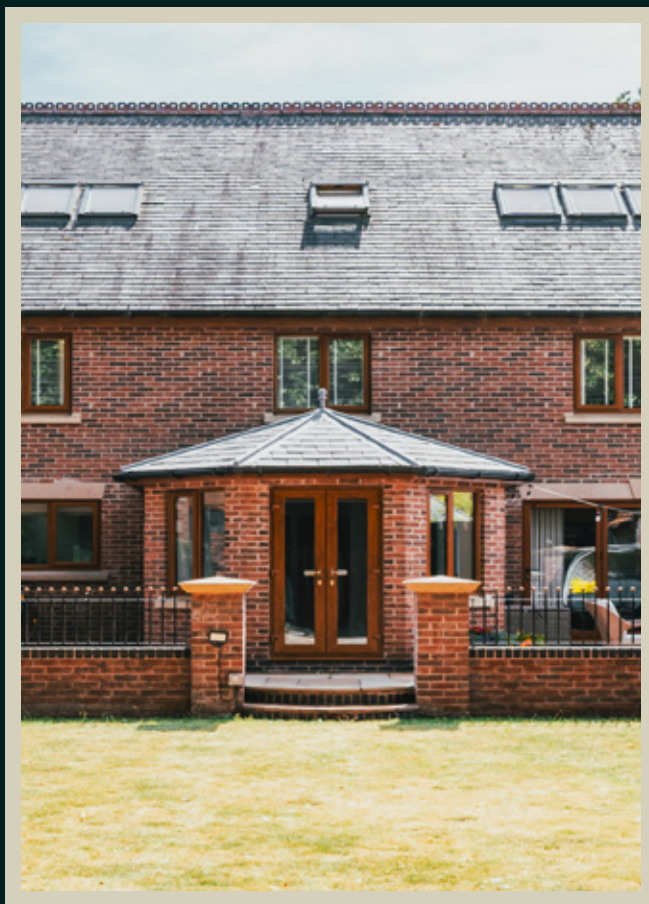


ORCHARD HOUSE



BLENHEIM



WELCOME TO ORCHARD HOUSE, A BEAUTIFULLY PRESENTED DETACHED HOME OFFERING AN IMPRESSIVE LEVEL OF ACCOMMODATION, THOUGHTFULLY ARRANGED TO PROVIDE COMFORTABLE AND VERSATILE FAMILY LIVING.

The property boasts three recently renovated, light-filled reception rooms, seven double bedrooms and a low-maintenance rear garden, all whilst being close to local amenities.





ENTRANCE HALLWAY

At the heart of the home is a good-sized contemporary kitchen that flows seamlessly into a light-filled sun room.

The generous lounge provides a comfortable place to relax, alongside a separate family room which benefits from bi-folding doors opening to the rear. Completing the ground floor is the WC, utility room and double garage.

The first floor provides a master bedroom with an en-suite and dressing room, two generous double bedroom suites, two further double bedrooms and a modern family bathroom. The second floor offers two additional double bedrooms, one of which benefits from an en-suite, providing an excellent level of flexible accommodation for a growing family. Externally, the property benefits from off-road parking to the front, whilst the good-sized, landscaped rear garden offers an established and private setting, ideal for both relaxing and entertaining.

The property is located in the popular historic town of Bolsover, which offers a range of local amenities including shops, cafés and public houses. There is both primary and secondary schooling nearby, including The Bolsover School. The surrounding area offers easy access to open countryside and a variety of leisure opportunities, with Chesterfield and Mansfield both within convenient reach for a wider selection of shopping, dining and leisure facilities. The property is well positioned for access to the M1 via Junction 29 and 29A, providing excellent connections towards Sheffield, Nottingham and beyond, whilst Chesterfield railway station offers regular services to a range of destinations.

The property briefly comprises of on the ground floor: Entrance hallway, WC, lounge, family room, kitchen, sun room, storage room, cloakroom, utility room and double garage.

On the first floor: Landing, master bedroom, master dressing room, master en-suite shower room, storage cupboard, bedroom 2, bedroom 2 en-suite shower room, bedroom 3/office, bedroom 4, bedroom 4 en-suite shower room, storage cupboard, family bathroom and bedroom 5.

On the second floor: Landing, bedroom 6, bedroom 6 en-suite shower room, bedroom 7/gym, and eaves storage.

GROUND FLOOR

A composite door with double glazed panels opens to the entrance hallway.

Entrance Hallway

Having a coved ceiling, flush light points, central heating radiator and oak flooring. A timber door opens to the WC, family room and kitchen. Double timber doors with glazed panels open to the lounge.

WC

With a front facing UPVC double glazed obscured window, flush light point, heated towel rail and timber flooring. A suite in white comprises a wall mounted WC and a wash hand basin with a chrome mixer tap.

Lounge

17'9 x 11'9 (5.41m x 3.59m)

A beautiful lounge with a front facing UPVC double glazed bay window, coved ceiling, pendant light point, TV/aerial point and a central heating radiator. The focal point of the room is the log burner.

Family Room

17'8 x 14'4 (5.38m x 4.38m)

With a coved ceiling, flush light point and a central heating radiator. Aluminium bi-folding doors with double glazed panels open to the rear of the property.

Kitchen

27'2 x 24'1 (8.29m x 7.35m)

A well-appointed kitchen with recessed lighting, in-ceiling Sonos speakers, central heating radiators and tiled flooring. A range of fitted base/wall and drawer units incorporate a work surface and an inset 2.0 bowl sink with a white mixer tap. A separate central island has a matching work surface with power sockets. Appliances include a range cooker, extractor hood, a Bosch microwave, a full-height fridge, freezer and a Fisher and Paykel double drawer dishwasher. An opening gives access to the sun room and timber doors open to the storage room, cloakroom and the utility room.

Sun Room

A light-filled space with Velux roof windows, rear and side facing UPVC double glazed windows, pendant light point, central heating radiator and tiled flooring. A French door with a double glazed panels opens to the rear of the property.

Storage Room

Having a wall mounted light point and timber flooring.

Cloakroom

With a coved ceiling, flush light point and timber flooring.

Utility Room

Having a coved ceiling, recessed lighting, extractor fan and tiled flooring. A base unit has a work surface and an inset 1.0 bowl sink with a chrome mixer tap. A timber door opens to the double garage and a UPVC door with a double glazed panel opens to the right side of the property.

Double Garage

20'09 x 17'7 (6.32m x 5.37m)

Having an up-and-over door, light, power and a central heating radiator. Also housing the boiler.

A bespoke oak staircase with a handrail and balustrading rises to the first floor.



LOUNGE



LOUNGE



FAMILY ROOM





KITCHEN



SUN ROOM



KITCHEN



UTILITY ROOM

FIRST FLOOR

Galleried Landing

A fantastic galleried landing with a front facing UPVC double glazed window, flush light points and central heating radiators. Timber doors open to the master bedroom, storage cupboard, bedroom 2, bedroom 3/office, bedroom 4, storage cupboard, family bathroom and bedroom 5.

Master Bedroom

17'5 x 13'10 (5.30m x 4.22m)

A double bedroom with a front facing UPVC double glazed window, coved ceiling, recessed lighting and a central heating radiator. A timber door with glazed panels opens to the master dressing room and a timber door opens to the master en-suite shower room.

Master Dressing Room

Having a coved ceiling, recessed lighting and a central heating radiator. There is fitted furniture including long hanging and shelving.

Master En–Suite Shower Room

Being fully tiled with a side facing UPVC double glazed window, recessed lighting, extractor fan and a heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. To one corner is a separate shower enclosure with a rainhead shower and a glazed screen.

Storage Cupboard

With lighting.

Bedroom 2

14'3 x 10'11 (4.35m x 3.34m)

Another double bedroom with a rear facing UPVC double glazed window, recessed lighting, central heating radiator and a TV/aerial point. A timber door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En–Suite Shower Room

Being fully tiled with a side facing UPVC double glazed window, recessed lighting, extractor fan and a heated towel rail. A suite comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. A separate shower enclosure has a fitted shower and a glazed screen.

Bedroom 3/Office

10'11 x 9'10 (3.34m x 3.00m)

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

Bedroom 4

13'11 x 10'11 (4.23m x 3.34m)

A good-sized double bedroom with a rear facing UPVC double glazed window, coved ceiling, flush light points, a central heating radiator and a TV/aerial point. A timber door opens to the bedroom 4 en-suite shower room.

Bedroom 4 En–Suite Shower Room

Being fully tiled with a side facing UPVC double glazed window, recessed lighting, extractor fan and a heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap. A separate shower enclosure has a rainhead shower and a glazed screen.

Family Bathroom

Being fully tiled with a side facing UPVC double glazed window, pendant light points, extractor fan and two heated towel rails. A suite in white comprises a low-level WC and two wash hand basins, each with a mixer tap and storage beneath. There is a freestanding bath with a mixer tap and to one wall is a walk-in shower with a rainhead shower and a glazed screen.

Storage Cupboard

A large storage cupboard with lighting.

Bedroom 5

11'6 x 10'10 (3.50m x 3.30m)

A further double bedroom with a front facing UPVC double glazed window, coved ceiling, flush light points, central heating radiator and a TV/aerial point.

A bespoke oak staircase with an oak handrail and balustrading rises to the second floor.



GALLERIED LANDING



MASTER BEDROOM



MASTER DRESSING ROOM



BEDROOM 2



MASTER EN-SUITE SHOWER ROOM



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 3/OFFICE



BEDROOM 4 EN-SUITE SHOWER ROOM



BEDROOM 4



BEDROOM 5



FAMILY BATHROOM

SECOND FLOOR

Landing

Having a Velux roof window and flush light points. Timber doors open to bedroom 7/gym, bedroom 6 and eaves storage. Access can be gained to the loft via a ladder.

Bedroom 6

17'8 x 17'7 (5.39m x 5.36m)

A large double bedroom with Velux roof windows, flush light points and a central heating radiator. A timber door opens to the bedroom 6 en-suite shower room.

Bedroom 6 En-Suite Shower Room

With a flush light point, extractor fan and a heated towel rail. A suite in white comprises a wash hand basin with a chrome mixer tap. A separate shower enclosure has a fitted shower and a glazed screen.

Bedroom 7/Gym

17'7 x 15'9 (5.36m x 4.81m))

A flexible bedroom/gym with Velux roof windows, light with a ceiling fan and a central heating radiator. A timber door opens to eaves storage.

Eaves Storage

A large storage space with light and power.



BEDROOM 6 EN-SUITE SHOWER ROOM



BEDROOM 6



BEDROOM 7/GYM



EXTERIOR & GARDENS

A shared gravel lane continues to the front of the property, where there is exterior lighting, water tap and parking for multiple vehicles. Access can be gained to the double garage. Stone steps rise to the main entrance door.

A stone flagged path to the left and right side continues to the rear of the property.

To the rear of the property, there is a stone flagged patio, exterior lighting, external power, and a water tap. Access can be gained to the sun room and family room.

Beyond the stone flagged patio is a garden, which is mainly laid to lawn. At the end of the garden is a raised planter with mature trees. The garden is fully enclosed by brick walling and timber fencing.



GROUND FLOOR

Ground Floor Approximate Floor Area:
1249 SQ.FT. (116.0 SQ.M)

Garage Approximate Floor Area:
355 SQ.FT. (33.0 SQ.M)

Total Approximate Floor Area (Excluding Garage & Eaves):
3422 SQ.FT. (317.9 SQ.M)

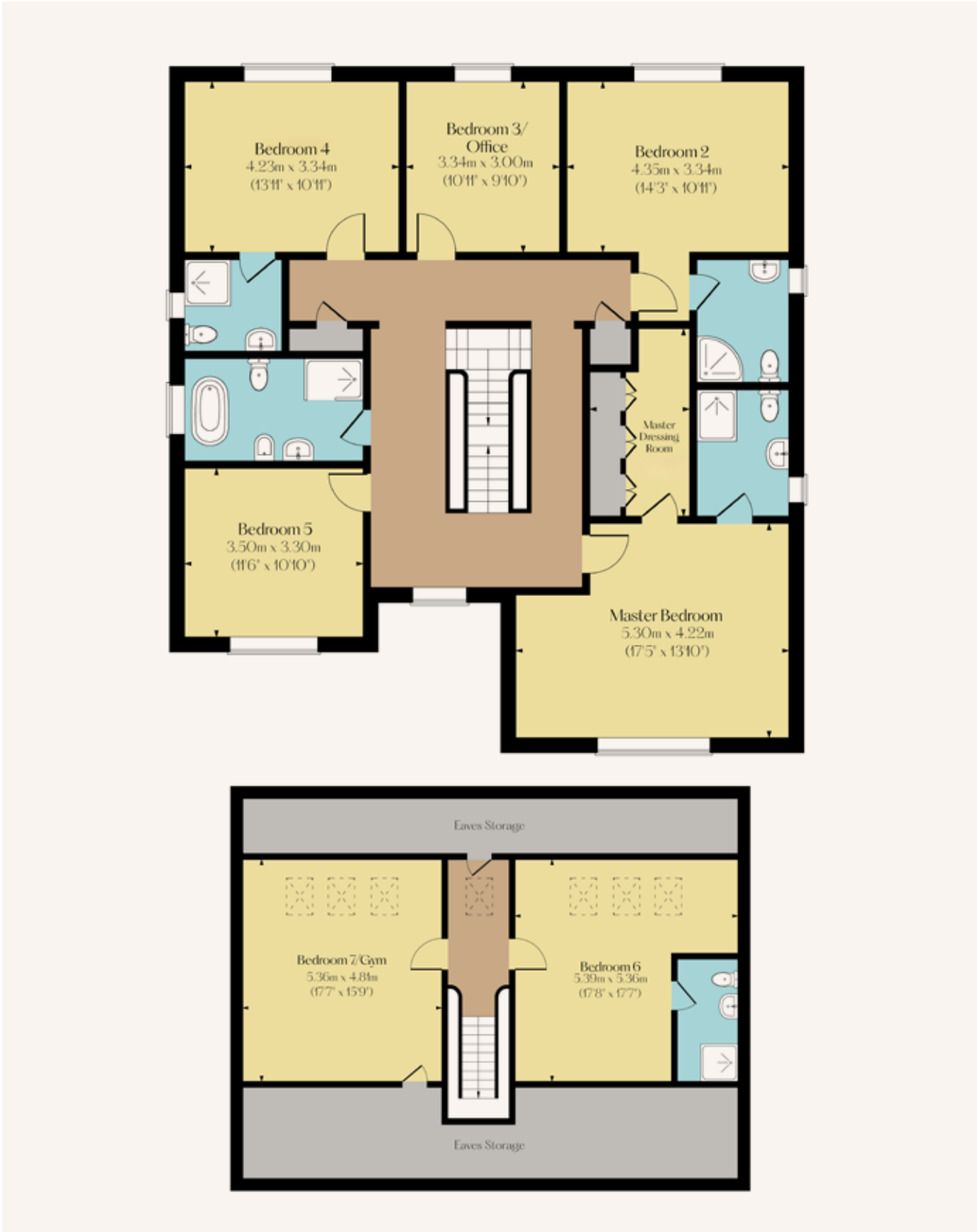


FIRST & SECOND FLOORS

First Floor Approximate Floor Area:
1469 SQ.FT. (136.5 SQ.M)

Second Floor Approximate Floor Area:
704 SQ.FT. (65.4 SQ.M)

Eaves Storage Approximate Floor Area:
438 SQ.FT. (40.6 SQ.M)



BEDROOMS 7	BATHROOMS 5
LIVING ROOMS 3	SQFT 3,422
TENURE Freehold	COUNCIL TAX G

Services

Mains water, mains gas, mains electricity and mains drainage. The broadband is fibre and the mobile signal quality is moderate.

Rights of Access & Shared Access

There is shared access on the gravel driveway leading to the property. There is a right of access for two properties over the drive of Orchard House.

Covenants, Easements, Wayleaves & Flood Risk

None. The flood risk is very 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.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81–91	B		
69–80	C	80	82
55–68	D		
39–54	E		
21–38	F		
01–20	G		

ORCHARD HOUSE

Welbeck Road,
Bolsover, Chesterfield
Derbyshire, S44 6DH

Offers in the Region
of £799,950

Viewing strictly by appointment with
our consultant on: 0114 358 2020

blenheim.co.uk





BLENHEIM

HOMES THAT
move YOU

blenheim.co.uk