



Ferndown
3 Church Lane, Wickersley



Blenheim
Park Estates



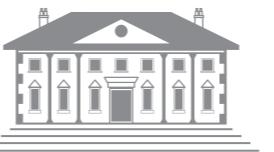
Exterior and Gardens

From Church Lane, an intercom operated sliding gate and a separate pedestrian gate open to Ferndown. To the front of the property, there is a block paved driveway that provides parking for several vehicles and has exterior lighting, external power points and raised stone planters containing mature trees and shrubs. To one corner, there is a lawned area with planted borders that include mature trees and shrubs. Access can be gained to the integral garage and main entrance door. The driveway is fully enclosed by stone walling.

To the right side of the property, a pedestrian gate opens to a block paved path which leads to the rear of the property and has exterior lighting.

A Magnificent Five Bedromed Residence
Exuding Contemporary Design





Welcome to Ferndown

Constructed to a meticulous specification in 2022, Ferndown is a splendid detached residence, which is nestled in the sought-after area of Wickersley. Ferndown spans over 5200 sq.ft, with every room exuding contemporary style and elegance, creating a magnificent five bedrooomed home that is perfectly designed for modern family living.



This beautiful home captivates you from the moment you reach the front door. A towering double-height ceiling adds a sense of airiness to the entrance hall, along with floor-to-ceiling glazing that is set around the contemporary aluminium entrance door. The focal feature of the entrance hall is the floating glass staircase, connecting the ground and first floors.

Providing an outstanding space for everyday living and entertaining, the living kitchen perfectly accommodates areas for relaxing, dining and cooking. The at-home culinary experience is elevated by a range of integrated Siemens appliances and a sublime central island with Dekton work surfaces, feature LED lighting and space for up to six chairs. Across the ground floor is also a utility room, sitting room and a sophisticated formal lounge. For those looking for leisure in their next move, Ferndown boasts a superb gymnasium and a games room/bar that presents the perfect place for gathering with family and friends.

The first floor is split into two levels and houses the sumptuous master bedroom suite. Showcasing a stylish interior, the master bedroom incorporates a Juliet balcony, a comprehensively appointed dressing room and a lavish en-suite bathroom. The remaining four bedrooms all have their own en-suites and two also have separate Juliet balconies with a sliding glazed door that allows ample natural light into the rooms. An impressive office can also be found on the first floor. Fitted with a variety of furniture, including a desk with a Dekton surface and space for two work stations, the office is of great advantage to those who work from home or have their own business.

The entirety of the property benefits from under floor heating, cabling for surround sound system, CAT 6 points, three phase power supply, two electric car chargers and a CCTV system installed around the property. Energy efficiency was thoughtfully factored into the specification, with solar panels fitted to the roof, which feed power into the home that is stored by a Tesla battery and fed back to the grid once the battery has been filled. There is also air conditioning in the living kitchen, sitting room and master bedroom.



Ideally Located in a Sought-After Area of Wickersley, Ferndown has been Thoughtfully Constructed to an Exacting Specification

Ferndown is located opposite from Grade II listed St Albans Church and sits behind stone walling and an intercom operated sliding gate. The driveway is positioned to the front of the home, providing off-road parking for several vehicles and access to the integral garage. A sizeable rear garden contains various seating terraces that collectively span the width of the home and a large lawn that is bordered by a mixture of planted trees and shrubs.

Within walking distance of the property are the many amenities of Wickersley. Situated within the Tanyard Precinct are a range of shops, restaurants and cafes. Directly across the road from the Tanyard are more conveniences, including two public houses, bars, independently owned restaurants and cafes. Wickersley also has two GP surgeries and well-regarded schooling. The property has easy access to the M1 and M18 motorway networks and rail travel can be reached within a short drive to Rotherham train station. There are also main bus routes available to surrounding areas from Morthen Road and Bawtry Road.

The property briefly comprises of on the ground floor: Entrance hall, WC, inner hallway, cloaks cupboard, utility room, plant room, integral garage, sitting room, living kitchen, hallway, gymnasium, games room/bar and formal lounge.

On the first floor: Landing 1, office, bedroom 2, bedroom 2 dressing room, bedroom 2 en-suite bathroom, landing 2, master bedroom, master dressing room, master en-suite bathroom, bedroom 4, bedroom 4 en-suite shower room, storage cupboard, bedroom 5 and bedroom 5 en-suite shower room.

On the second floor: Bedroom 3, store and bedroom 3 en-suite shower room.

Ground Floor

A powder coated aluminium entrance door with matching double glazed side panels and tall feature panels above opens to the:

Entrance Hall

Providing an impressive welcome with a double-height ceiling, the entrance hall sets the tone for the luxurious spaces that await. Having Velux roof windows, wall mounted light points, deep skirtings with inset LED lighting and engineered timber flooring with under floor heating. A door opens to the WC and double doors open to the living kitchen. An opening also gives access to an inner hallway.

WC

Having a front facing powder coated aluminium double glazed window, recessed lighting, feature panelled wall with an illuminated vanity mirror and engineered timber flooring with under floor heating. There is a RAK Ceramics suite in grey, which comprises of a wall mounted WC and a wall mounted vanity unit, incorporating a quartz work surface, a wash hand basin with a brushed gold mixer tap and storage beneath.

Inner Hallway

Having a double glazed roof light, recessed lighting, deep skirtings with inset LED lighting and engineered timber flooring with under floor heating. Doors open to the cloaks cupboard, utility room, integral garage and sitting room.

Cloaks Cupboard

Having recessed lighting, fitted cloaks hanging rail, shelving and engineered timber flooring with under floor heating.

Utility Room

9'6 x 8'8 (2.89m x 2.65m)
A good-sized utility room with front facing powder coated aluminium double glazed windows, recessed lighting, deep skirtings and engineered timber flooring with under floor heating. There is a range of fitted base and wall units, incorporating matching granite work surfaces, upstands and an inset 1.0 bowl Blanco sink with an Abode chrome mixer tap. There is space/provision for an automatic washing machine and a tumble dryer. A door opens to the plant room.

Plant Room

9'6 x 3'10 (2.89m x 1.16m)
Having a flush light point and engineered timber flooring. The plant room houses two Alpha boilers, a Gledhill hot water cylinder, the Solis solar panel system and a Tesla back up battery.

Integral Garage

19'3 x 17'5 (5.87m x 5.30m)
Having an up-and-over electric door, light, power and an Andersen electric vehicle charging point. A further three phase 22KW car charger is installed on the external garage wall.

Sitting Room

18'6 x 9'11 (5.65m x 3.02m)
A spacious reception room with a rear facing powder coated aluminium floor-to-ceiling double glazed panel, recessed lighting, dropped ceiling with LED lighting, Mitsubishi air conditioning unit, deep skirtings and engineered timber flooring with under floor heating. To one wall, there is a media wall, which incorporates a 75" television and mirrored back glazed shelving with recessed lighting. A powder coated aluminium sliding door with a double glazed panel and a matching side panel opens to the rear garden.

Living Kitchen

44'0 x 20'5 (13.41m x 6.22m)
A truly stunning open plan living kitchen, providing the heart of the home and excellent flexibility for relaxing, dining and cooking.

Entrance Hall

Providing an impressive welcome with a double-height ceiling, the entrance hall sets the tone for the luxurious spaces that await. Having Velux roof windows, wall mounted light points, deep skirtings with inset LED lighting and engineered timber flooring with under floor heating. A door opens to the WC and double doors open to the living kitchen. An opening also gives access to an inner hallway.



A Welcoming Entrance Hall
Featuring a Stunning Staircase





Living Kitchen

44'0 x 20'5 (13.41m x 6.22m)

A truly stunning open plan living kitchen, providing the heart of the home and excellent flexibility for relaxing, dining and cooking.

Living Area

Having recessed lighting, feature LED lighting, built-in ceiling speakers, Mitsubishi air conditioning unit, deep skirtings and engineered timber flooring with under floor heating. The focal feature of the living area is the built-in media centre, which has a 75" wall mounted television, LED lighting, mirrored back glazed shelving, recessed lighting and storage. A set of powder coated aluminium sliding doors with double glazed panels open to the rear garden.

The Heart of the Home is the
Outstanding Living Kitchen





Dining Kitchen

A high-quality dining kitchen with recessed lighting, feature LED lighting, built-in ceiling speakers, Mitsubishi air conditioning unit, deep skirtings and engineered timber flooring with under floor heating. There is a range of fitted wall units and a sizeable central island, incorporating Dekton work surfaces, LED lighting and an inset 1.0 bowl Blanco sink with a black Quooker mixer tap. One side of the island provides seating for up to six chairs. The integrated appliances include a Bora four-ring induction hob with a built-in downdraft extractor, a Siemens Studioline fan assisted oven, a Siemens Studioline combination oven/steam/microwave, a Siemens Studioline fan assisted oven with steam function, a Siemens full-height fridge, a Siemens full-height freezer and two Siemens dishwashers. A set of powder coated aluminium sliding doors with double glazed panels open to the rear garden.





Inner Hallway

Having a double glazed roof light, recessed lighting, deep skirtings with inset LED lighting and engineered timber flooring with under floor heating. Doors open to the cloaks cupboard, utility room, integral garage and sitting room.





Formal Lounge

22'1 x 15'11 (6.73m x 4.84m)

A beautiful formal reception room with rear and side facing powder coated aluminium double glazed windows, recessed lighting, feature LED lighting, partially panelled walls, data point and tiled flooring with under floor heating. To one wall, there is a built-in media centre, incorporating an 85" television, mirrored back glazed shelving, recessed lighting, shelving and storage.



Formal Lounge



Gymnasium

13'1 x 9'6 (4.00m x 2.90m)

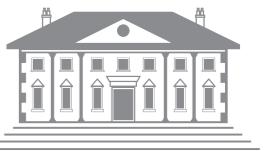
A fantastic gymnasium with front facing powder coated aluminium double glazed windows, recessed lighting, extractor vent and three mirrored walls. Also having a data point, wall mounted TV, deep skirtings and tiled flooring with under floor heating. There is a range of fitted benches and shelving. A cupboard houses the comms equipment.



Games Room/Bar

14'5 x 13'6 (4.40m x 4.12m)

Perfect for entertaining, the games room/bar has front and side facing powder coated aluminium double glazed windows, recessed lighting, feature LED lighting, extractor vent, deep skirtings and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, under-counter lighting, mirrored splash backs, a wine rack, two illuminated glassware cabinets and an integrated Siemens under-counter fridge.



Ferndown

Built in 2022 and Perfectly Designed for Modern Family Living with High-End Finishes

Dining Kitchen

A high-quality dining kitchen with recessed lighting, feature LED lighting, built-in ceiling speakers, Mitsubishi air conditioning unit, deep skirtings and engineered timber flooring with under floor heating. There is a range of fitted wall units and a sizeable central island, incorporating Dekton work surfaces, LED lighting and an inset 1.0 bowl Blanco sink with a black Quooker mixer tap. One side of the island provides seating for up to six chairs. The integrated appliances include a Bora four-ring induction hob with a built-in downdraft extractor, a Siemens Studioline fan assisted oven, a Siemens Studioline combination oven/steam/microwave, a Siemens Studioline fan assisted oven with steam function, a Siemens full-height fridge, a Siemens full-height freezer and two Siemens dishwashers. A set of powder coated aluminium sliding doors with double glazed panels open to the rear garden.

Living Area

Having recessed lighting, feature LED lighting, built-in ceiling speakers, Mitsubishi air conditioning unit, deep skirtings and engineered timber flooring with under floor heating. The focal feature of the living area is the built-in media centre, which has a 75" wall mounted television, LED lighting, mirrored back glazed shelving, recessed lighting and storage. A set of powder coated aluminium sliding doors with double glazed panels open to the rear garden.

From the entrance hall, an oak staircase with a brushed stainless steel hand rail leads down to the:

Hallway

Having recessed lighting, deep skirtings with inset LED lighting and tiled flooring with under floor heating. Timber doors open to the gymnasium, games room and formal lounge.

Gymnasium

13'1 x 9'6 (4.00m x 2.90m)
A fantastic gymnasium with front facing powder coated aluminium double glazed windows, recessed lighting, extractor vent and three mirrored walls. Also having a data point, wall mounted TV, deep skirtings and tiled flooring with under floor heating. There is a range of fitted benches and shelving. A cupboard houses the comms equipment.

Games Room/Bar

14'5 x 13'6 (4.40m x 4.12m)
Perfect for entertaining, the games room/bar has front and side facing powder coated aluminium double glazed windows, recessed lighting, feature LED lighting, extractor vent, deep skirtings and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, under-counter lighting, mirrored splash backs, a wine rack, two illuminated glassware cabinets and an integrated Siemens under-counter fridge.

Formal Lounge

22'1 x 15'11 (6.73m x 4.84m)
A beautiful formal reception room with rear and side facing powder

coated aluminium double glazed windows, recessed lighting, feature LED lighting, partially panelled walls, data point and tiled flooring with under floor heating. To one wall, there is a built-in media centre, incorporating an 85" television, mirrored back glazed shelving, recessed lighting, shelving and storage.

From the entrance hall, a contemporary staircase with oak steps, glazed balustrading, brushed stainless steel hand rails and an under-stairs storage cupboard rises to the:

First Floor

Landing 1

Having recessed lighting, deep skirtings with inset LED lighting and tiled flooring with under floor heating. Double doors open to the office and a separate door also opens to bedroom 2.

Office

22'4 x 15'11 (6.81m x 4.86m)
Having rear facing powder coated aluminium double glazed windows and a side facing powder coated aluminium double glazed obscured window. Also having recessed lighting, feature LED lighting, data points, deep skirtings and tiled flooring with under floor heating. There is a range of fitted furniture, incorporating a large desk with a Dekton work surface and space for two workstations, a mixture of shelving and built-in lighting.

Bedroom 2

13'8 x 11'7 (4.16m x 3.54m)
An opulent double bedroom suite with a front facing powder coated aluminium double glazed window, recessed lighting and feature LED lighting. Also having pendant light points, deep skirtings and tiled flooring with under floor heating. There are fitted bedside tables, with drawers and mirrors above, and a fitted drawer unit to match. A door opens to the bedroom 2 dressing room.

Bedroom 2 Dressing Room

9'0 x 6'0 (2.74m x 1.82m)
Having a front facing powder coated aluminium double glazed window, two fitted vanity mirrors, deep skirtings with inset LED lighting and tiled flooring with under floor heating. There is a range of fitted furniture, incorporating short/long hanging, drawers, shelving and LED lighting. A door opens to the bedroom 2 en-suite bathroom.

Bedroom 2 En-Suite Bathroom

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



WC

Having a front facing powder coated aluminium double glazed window, recessed lighting, feature panelled wall with an illuminated vanity mirror and engineered timber flooring with under floor heating. There is a RAK Ceramics suite in grey, which comprises of a wall mounted WC and a wall mounted vanity unit, incorporating a quartz work surface, a wash hand basin with a brushed gold mixer tap and storage beneath.

Sitting Room

18'6 x 9'11 (5.65m x 3.02m)

A spacious reception room with a rear facing powder coated aluminium floor-to-ceiling double glazed panel, recessed lighting, dropped ceiling with LED lighting, Mitsubishi air conditioning unit, deep skirtings and engineered timber flooring with under floor heating. To one wall, there is a media wall, which incorporates a 75" television and mirrored back glazed shelving with recessed lighting. A powder coated aluminium sliding door with a double glazed panel and a matching side panel opens to the rear garden.

Landing 1

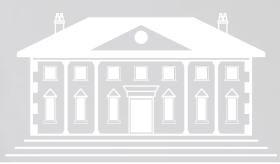
Having recessed lighting, deep skirtings with inset LED lighting and tiled flooring with under floor heating. Double doors open to the office and a separate door also opens to bedroom 2.

Landing 2

Having recessed lighting, deep skirtings with inset LED lighting and engineered timber flooring with under floor heating. Double doors open to the master bedroom and doors also open to bedroom 4, the dual access storage cupboard and bedroom 5.



Split-Level Landing with
Feature LED Lighting

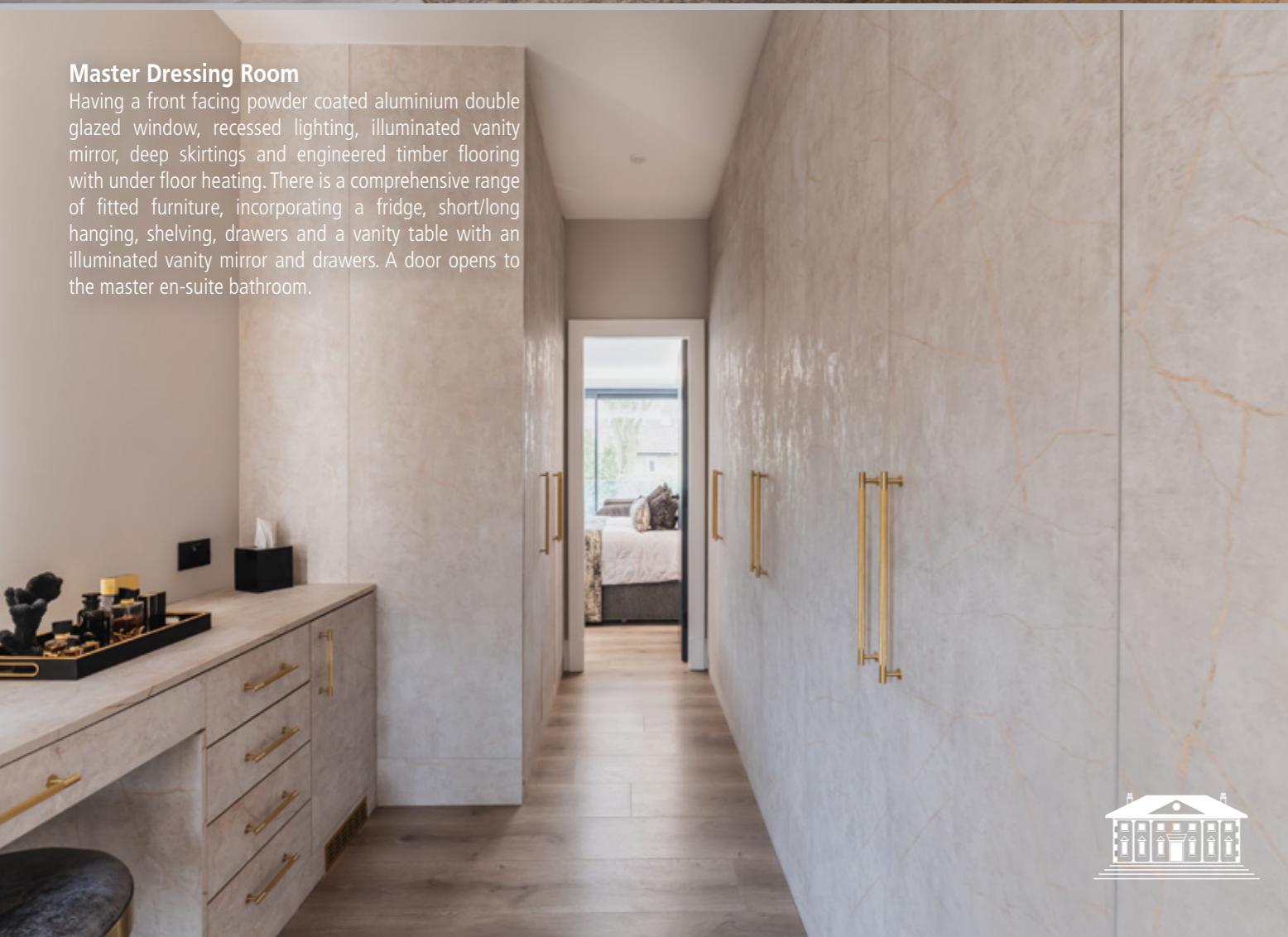




Master Bedroom

24'11 x 15'3 (7.59m x 4.65m)

A sumptuous master bedroom that is filled with natural light. Having a rear facing powder coated aluminium floor-to-ceiling double glazed panel, feature LED lighting and pendant light points. Also having Mitsubishi air conditioning units, deep skirtings and engineered timber flooring with under floor heating. There is bespoke wall decoration, incorporating sections of gold crackle effect panels, mirrors, LED lighting, 65" wall mounted TV and two bedside cabinets. There is also a matching vanity table with a fitted mirror and a drawer. A sliding powder coated aluminium door with double glazed panels opens to the Juliet balcony. A door also opens to the master dressing room.



Master Dressing Room

Having a front facing powder coated aluminium double glazed window, recessed lighting, illuminated vanity mirror, deep skirtings and engineered timber flooring with under floor heating. There is a comprehensive range of fitted furniture, incorporating a fridge, short/long hanging, shelving, drawers and a vanity table with an illuminated vanity mirror and drawers. A door opens to the master en-suite bathroom.



Master En-Suite Bathroom

A luxurious en-suite bathroom that is fully tiled and has front facing powder coated aluminium double glazed obscured windows, recessed lighting, two illuminated vanity mirrors, heated towel rail and under floor heating. There is a RAK ceramics suite in white, which comprises of a wall mounted WC and a wall mounted vanity unit, incorporating two wash hand basins with two black mixer taps and storage beneath. Also having a freestanding bath with a RAK Ceramics mixer tap. To one corner, there is a walk-in shower enclosure with a fitted RAK Ceramics rain head shower, an additional hand shower facility, an extractor fan and a recessed tiled shelf.



Master En-Suite Bathroom





Ferndown



Bedroom 2

13'8 x 11'7 (4.16m x 3.54m)

An opulent double bedroom suite with a front facing powder coated aluminium double glazed window, recessed lighting and feature LED lighting. Also having pendant light points, deep skirtings and tiled flooring with under floor heating. There are fitted bedside tables, with drawers and mirrors above, and a fitted drawer unit to match. A door opens to the bedroom 2 dressing room.

Bedroom 2 En-Suite Bathroom

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



Situated within Walking Distance to a Host of Restaurants, Shops, Bars and Cafes

From landing 2, the staircase with glazed balustrading and a brushed stainless steel hand rail rises to a continuation of the:

First Floor

Landing 2

Having recessed lighting, deep skirtings with inset LED lighting and engineered timber flooring with under floor heating. Double doors open to the master bedroom and doors also open to bedroom 4, the dual access storage cupboard and bedroom 5.

Master Bedroom

24'11 x 15'3 (7.59m x 4.65m)

A sumptuous master bedroom that is filled with natural light. Having a rear facing powder coated aluminium floor-to-ceiling double glazed panel, feature LED lighting and pendant light points. Also having Mitsubishi air conditioning units, deep skirtings and engineered timber flooring with under floor heating. There is bespoke wall decoration, incorporating sections of gold crackle effect panels, mirrors, LED lighting, 65" wall mounted TV and two bedside cabinets. There is also a matching vanity table with a fitted mirror and a drawer. A sliding powder coated aluminium door with double glazed panels opens to the Juliet balcony. A door also opens to the master dressing room.

Master Dressing Room

Having a front facing powder coated aluminium double glazed window, recessed lighting, illuminated vanity mirror, deep skirtings and engineered timber flooring with under floor heating. There is a comprehensive range of fitted furniture, incorporating a fridge, short/long hanging, shelving, drawers and a vanity table with an illuminated vanity mirror and drawers. A door opens to the master en-suite bathroom.

Master En-Suite Bathroom

A luxurious en-suite bathroom that is fully tiled and has front facing powder coated aluminium double glazed obscured windows, recessed lighting, two illuminated vanity mirrors, heated towel rail and under floor heating. There is a RAK ceramics suite in white, which comprises of a wall mounted WC and a wall mounted vanity unit, incorporating two wash hand basins with two black mixer taps and storage beneath. Also having a freestanding bath with a RAK Ceramics mixer tap. To one corner, there is a walk-in shower enclosure with a fitted RAK Ceramics rain head shower, an additional hand shower facility, an extractor fan and a recessed tiled shelf.

Bedroom 4

16'5 x 9'9 (5.00m x 2.97m)

A well-proportioned King bedroom suite with feature LED lighting, deep skirtings and engineered timber flooring with under floor heating. There is a range of fitted furniture, incorporating short/long hanging, shelving, two bedside cabinets and provision for a wall mounted TV with data points and a tv/aerial point. A powder coated aluminium floor-to-ceiling sliding door with double glazed panels opens to a Juliet balcony. A door opens to the bedroom 4 en-suite shower room.

Bedroom 4 En-Suite Shower Room

Being fully tiled and having a rear facing powder coated aluminium double glazed obscured floor-to-ceiling window, recessed lighting, extractor fan, heated towel rail, illuminated vanity mirror and under floor heating. There is a RAK Ceramics suite in grey, which comprises of a wall mounted WC and a wall mounted vanity unit, incorporating a wash hand basin with a black mixer tap and storage beneath. Also having a shower enclosure with a fitted RAK Ceramics rain head shower, an additional hand shower facility, recessed tiled shelves and a glazed screen/door.

Storage Cupboard

Having a recessed light point and engineered timber flooring. The storage cupboard houses the under floor heating valves and access can be gained to a loft space.

Bedroom 5

16'8 x 9'9 (5.07m x 2.97m)

Another King sized bedroom suite with feature LED lighting, deep skirtings and engineered timber flooring with under floor heating. There is a range of fitted furniture, incorporating short/long hanging, shelving, two bedside cabinets and provision for a wall mounted TV with data points and a tv/aerial point. A powder coated aluminium floor-to-ceiling sliding door with double glazed panels opens to a Juliet balcony. A door opens to the bedroom 5 en-suite shower room.

Bedroom 5 En-Suite Shower Room

Being fully tiled and having a rear facing powder coated aluminium double glazed obscured floor-to-ceiling window, recessed lighting, extractor fan, heated towel rail, illuminated vanity mirror and under floor heating. There is a RAK Ceramics suite in black, which comprises of a wall mounted WC and a wall mounted vanity unit, incorporating a wash hand basin with a brushed gold mixer tap and storage beneath. Also having a shower enclosure with a fitted RAK Ceramics rain head shower, an additional hand shower facility, recessed tiled shelves and a glazed screen/door.

From landing 2, an oak staircase with an aluminium hand rail rises to a door, which opens to:

Second Floor

Bedroom 3

23'4 x 13'9 (7.11m x 4.19m)

A beautiful King sized bedroom suite with two Velux roof windows with integrated blinds, recessed lighting, deep skirtings and engineered timber flooring with under floor heating. There is a range of fitted furniture, incorporating long hanging, shelving and two bedside cabinets with storage and mirrors above. Access can be gained to eaves storage. Doors open to a store and the bedroom 3 en-suite shower room.

Bedroom 4

16'5 x 9'9 (5.00m x 2.97m)

A well-proportioned King bedroom suite with feature LED lighting, deep skirtings and engineered timber flooring with under floor heating. There is a range of fitted furniture, incorporating short/long hanging, shelving, two bedside cabinets and provision for a wall mounted TV with data points and a tv/aerial point. A powder coated aluminium floor-to-ceiling sliding door with double glazed panels opens to a Juliet balcony. A door opens to the bedroom 4 en-suite shower room.



Bedroom 5

16'8 x 9'9 (5.07m x 2.97m)

Another King sized bedroom suite with feature LED lighting, deep skirtings and engineered timber flooring with under floor heating. There is a range of fitted furniture, incorporating short/long hanging, shelving, two bedside cabinets and provision for a wall mounted TV with data points and a tv/aerial point. A powder coated aluminium floor-to-ceiling sliding door with double glazed panels opens to a Juliet balcony. A door opens to the bedroom 5 en-suite shower room.



Bedroom 5 En-Suite Shower Room

Being fully tiled and having a rear facing powder coated aluminium double glazed obscured floor-to-ceiling window, recessed lighting, extractor fan, heated towel rail, illuminated vanity mirror and under floor heating. There is a RAK Ceramics suite in black, which comprises of a wall mounted WC and a wall mounted vanity unit, incorporating a wash hand basin with a brushed gold mixer tap and storage beneath. Also having a shower enclosure with a fitted RAK Ceramics rain head shower, an additional hand shower facility, recessed tiled shelves and a glazed screen/door.





Office

22'4 x 15'11 (6.81m x 4.86m)

Having rear facing powder coated aluminium double glazed windows and a side facing powder coated aluminium double glazed obscured window. Also having recessed lighting, feature LED lighting, data points, deep skirtings and tiled flooring with under floor heating. There is a range of fitted furniture, incorporating a large desk with a Dekton work surface and space for two workstations, a mixture of shelving and built-in lighting.

An Exceptional Office that
is Beautifully Appointed



Bedroom 3

23'4 x 13'9 (7.11m x 4.19m)

A beautiful King sized bedroom suite with two Velux roof windows with integrated blinds, recessed lighting, deep skirtings and engineered timber flooring with under floor heating. There is a range of fitted furniture, incorporating long hanging, shelving and two bedside cabinets with storage and mirrors above. Access can be gained to eaves storage. Doors open to a store and the bedroom 3 en-suite shower room.

Store

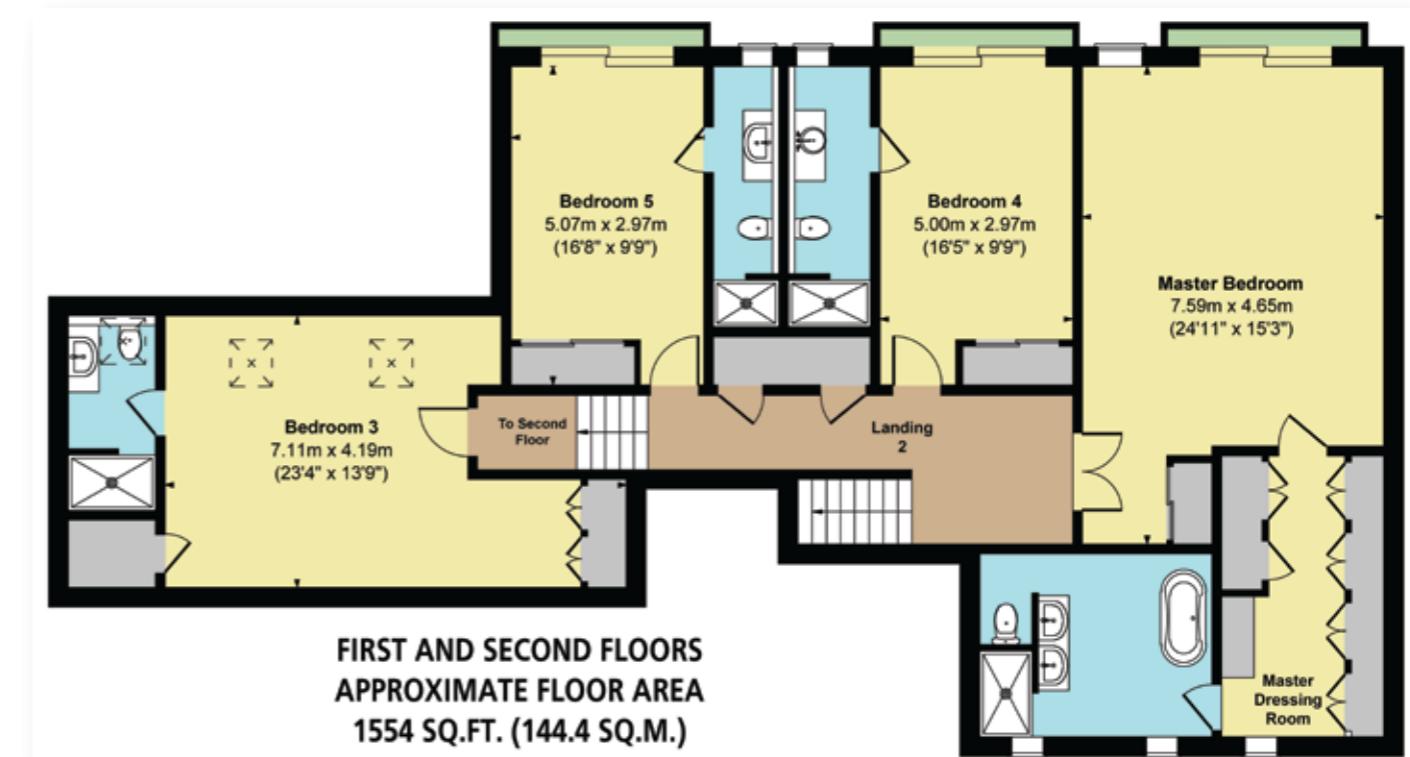
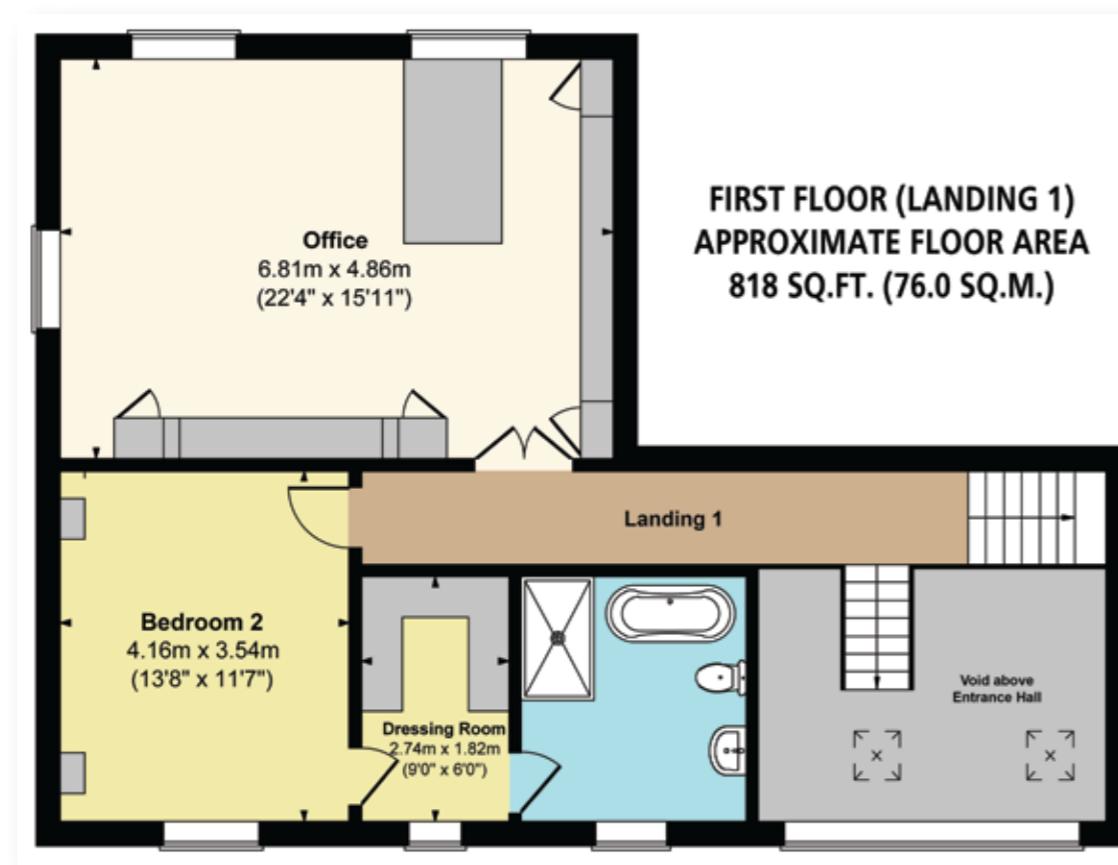
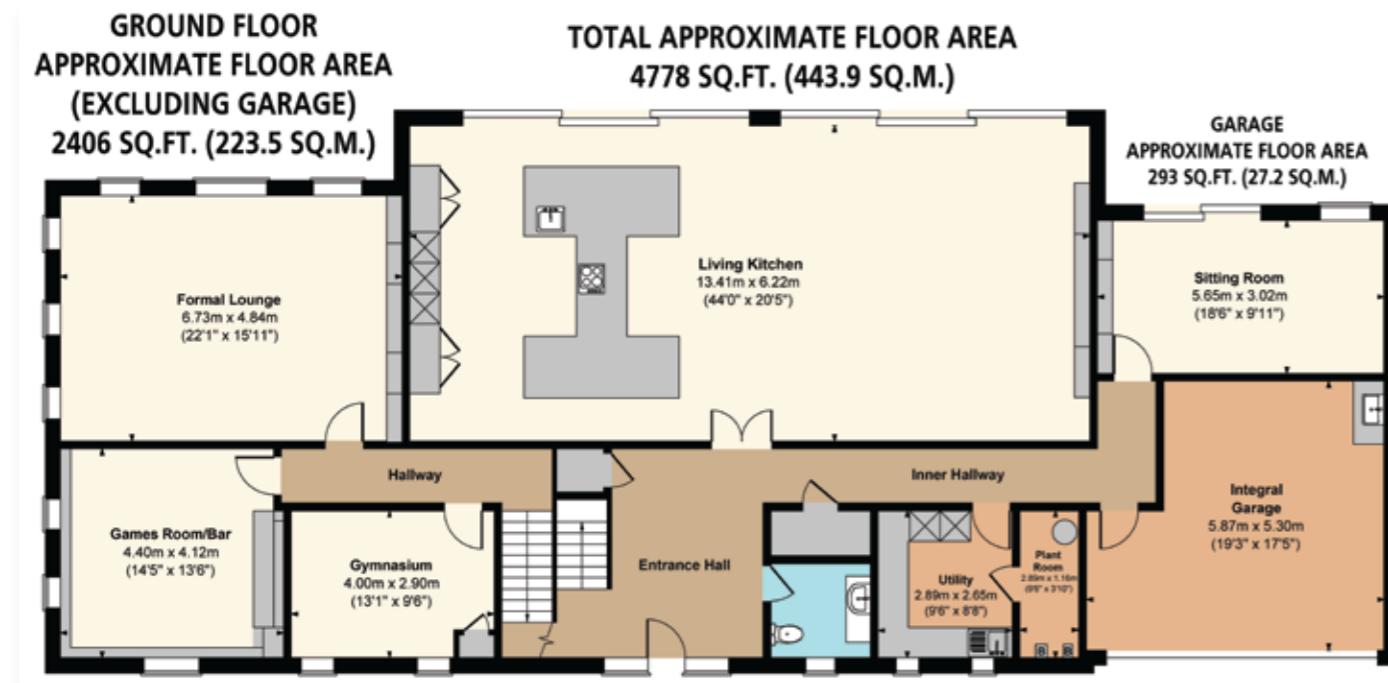
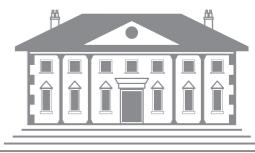
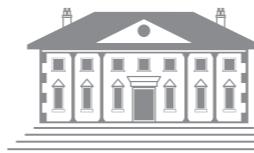
Having a wall mounted light point and engineered timber flooring with under floor heating.



Bedroom 3 En-Suite Shower Room

Having a Velux roof window with an integrated blind, recessed lighting, extractor fan, heated towel rail, illuminated vanity mirror, deep skirtings and engineered timber flooring with under floor heating. There is a RAK Ceramics suite in black, which comprises of a wall mounted WC and a wall mounted vanity unit, incorporating a wash hand basin with a black mixer tap and storage beneath. Also having a walk-in shower enclosure with a fitted RAK Ceramics rain head shower, an additional hand shower facility and a glazed screen/door.





FIRST AND SECOND FLOORS
APPROXIMATE FLOOR AREA
1554 SQ.FT. (144.4 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Exterior and Gardens

To the rear, there is a large, raised composite decked seating terrace that provides ample space for comfortable seating and access to the living kitchen. To each side of the decked terrace are stone flagged patios, both with water taps. Beyond the terraces is a garden that is mainly laid to lawn with a variety of mature trees, shrubs and exterior lighting within the borders. To one corner, there is a stone flagged patio with a pergola and a shed. The garden is fully enclosed by stone walling and fencing.





Ferndown



A South-Facing Garden is Positioned to the Rear, Containing an Extensive Seating Terrace

Store

Having a wall mounted light point and engineered timber flooring with under floor heating.

Bedroom 3 En-Suite Shower Room

Having a Velux roof window with an integrated blind, recessed lighting, extractor fan, heated towel rail, illuminated vanity mirror, deep skirtings and engineered timber flooring with under floor heating. There is a RAK Ceramics suite in black, which comprises of a wall mounted WC and a wall mounted vanity unit, incorporating a wash hand basin with a black mixer tap and storage beneath. Also having a walk-in shower enclosure with a fitted RAK Ceramics rain head shower, an additional hand shower facility and a glazed screen/door.

Exterior and Gardens

From Church Lane, an intercom operated sliding gate and a separate pedestrian gate open to Ferndown. To the front of the property, there is a block paved driveway that provides parking for several vehicles and

has exterior lighting, external power points and raised stone planters containing mature trees and shrubs. To one corner, there is a lawned area with planted borders that include mature trees and shrubs. Access can be gained to the integral garage and main entrance door. The driveway is fully enclosed by stone walling.

To the right side of the property, a pedestrian gate opens to a block paved path which leads to the rear of the property and has exterior lighting.

To the rear, there is a large, raised composite decked seating terrace that provides ample space for comfortable seating and access to the living kitchen. To each side of the decked terrace are stone flagged patios, both with water taps. Beyond the terraces is a garden that is mainly laid to lawn with a variety of mature trees, shrubs and exterior lighting within the borders. To one corner, there is a stone flagged patio with a pergola and a shed. The garden is fully enclosed by stone walling and fencing.





Occupying a Sizeable Plot of
Approximately a Third of an Acre





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains gas, mains electric, 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, Wayleaves and Flood Risk: None and the flood risk is very low.

Conservation Area: The property is located within the Wickersley Conservation Area.

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.



Ferndown
3 Church Lane, Wickersley,
Rotherham, South Yorkshire S66 1ES
Offers in the Region of £1,995,000