

ORCHARD HOUSE



BLENHEIM



91

Serby Lane

ORCHARD HOUSE IS POSITIONED ON THE CUSP OF COUNTRYSIDE AND ENJOYS PLEASANT, FAR-REACHING VIEWS TO THE REAR.

This three bedroom, three bathroom detached home is well-suited for family living and offers a versatile layout that is generously proportioned throughout.





ENTRANCE HALL

Welcoming you into the home is the fully glazed entrance vestibule, which leads into the entrance hall that features an oak staircase and connects to the main living areas.

The lounge is beautifully appointed with rear facing glass panels that overlook the views and fill the room with natural light. Orchard House provides great flexibility due to a downstairs double bedroom and a separate shower room, making it ideal for teenagers, guests or dependant relatives.

The superb open plan dining kitchen is a space where all of the family can gather, dine and relax. A comprehensive range of fitted cabinetry allows ample storage, whilst a central island accommodates seating for five chairs. Double UPVC doors create a seamless connection to the good-sized rear garden and there is a useful utility located just off the dining kitchen.

The property has good access to the amenities of Harthill, including public houses, shops and local schooling. The M1/M18 motorway networks and the A57 are easily accessible and provide transport links to Sheffield, Rotherham, Worksop, Nottingham and Leeds. From the doorstep, walks in the local countryside and woodland can be enjoyed, including Harthill Reservoir. Rother Valley Country Park, Lindrick Golf Club and Bondhay Golf Club are also a short drive away.

The property briefly comprises of on the ground floor:
Entrance vestibule, entrance hall, shower room, bedroom 3, lounge, dining kitchen and utility room.

On the first floor: Landing, master bedroom, master walk-in wardrobe, master en-suite shower room, bedroom 2 and family bathroom.



LOUNGE

GROUND FLOOR

A UPVC door with a double glazed panel and matching side/above panels opens to the entrance vestibule.

Entrance Vestibule

Having a double glazed roof, side facing UPVC double glazed panels, wall mounted light points and tiled flooring. A composite door with a double glazed panel and a matching side panel opens to the entrance hall.

Entrance Hall

Providing an inviting welcome into the home, the entrance hall has recessed lighting and oak flooring with under floor heating. Oak doors open to the shower room and bedroom 3. Double oak doors with glazed panels open to the lounge. A wide opening leads into the dining kitchen.

Shower Room

A modern shower room with a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, illuminated vanity mirror and tiled flooring with under floor heating. A suite in white comprises a low-level WC and a vanity unit, incorporating a wash hand basin with a chrome mixer tap and a work surface that extends with storage beneath. To one corner is a shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 3

11'1 x 11'0 (3.37m x 3.36m)

A double bedroom with a front facing UPVC double glazed window, pendant light point, TV/aerial point and oak flooring with under floor heating.

Lounge

20'0 x 14'3 (6.09m x 4.35m)

A light and spacious reception room with rear facing UPVC double glazed panels that frame the views beyond. Also

having a side facing UPVC double glazed window, recessed lighting, TV/aerial cabling and oak flooring with under floor heating.

From the entrance hall, a wide opening leads into the:

Dining Kitchen

20'0 x 18'7 (6.09m x 5.66m)

A large dining kitchen with a rear facing UPVC double glazed window, recessed lighting, TV/aerial point and tiled flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splashbacks, under-counter and plinth lighting and an inset 1.5 bowl stainless steel sink with a Kettle boiling water tap. Also having a central island with a matching work surface that extends to provide space for five chairs. Appliances include a range cooker with a five-ring gas hob, a hot plate, two ovens, a grill and a storage drawer, an extractor hood, an integrated dishwasher, a Samsung American style fridge/freezer and a full-height Prodis wine cooler. An oak door opens to the utility room. Double UPVC doors with double glazed panels open to the rear of the property.

Utility Room

Having a front facing UPVC double glazed window, recessed lighting, extractor fan and tiled flooring with under floor heating. A range of fitted base/wall and drawer units incorporate work surfaces, tiled splashbacks, under-counter and plinth lighting and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. There is also an integrated Candy washing machine/dryer and a cupboard houses the Ideal boiler.

From the entrance hall, an oak staircase with a hand rail and metal balustrading rises to the first floor.



LOUNGE



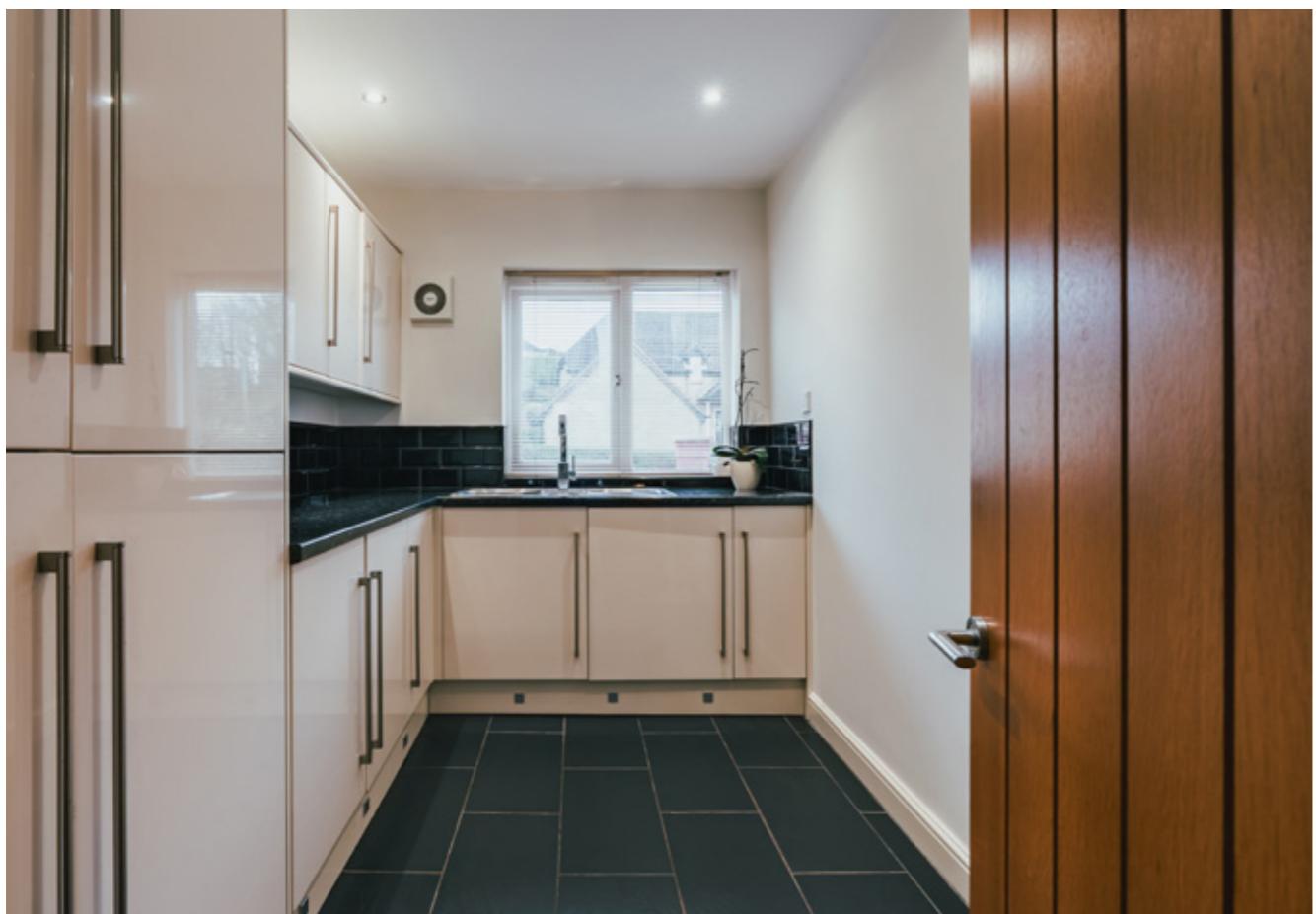
DINING KITCHEN



DINING KITCHEN



BEDROOM 3



UTILITY ROOM



SHOWER ROOM

FIRST FLOOR & EXTERIOR

Landing

Having a side facing UPVC double glazed window, recessed lighting and a central heating radiator. Oak doors open to the master bedroom, bedroom 2 and family bathroom. Access can also be gained to a loft space.

Master Bedroom

25'9 x 14'1 (7.84m x 4.30m)

An exceptionally spacious master bedroom suite with rear and side facing UPVC double glazed windows, pendant light points, central heating radiators and a TV/aerial point. A range of fitted furniture incorporates short/long hanging, shelving, drawers and a vanity table with drawers and a fitted mirror. Oak doors open to the master walk-in wardrobe and master en-suite shower room. Double UPVC doors with double glazed panels open to the master balcony, which has glazed balustrading and overlooks the views.

Master Walk-in Wardrobe

Having a side facing UPVC double glazed obscured window, recessed lighting and a range of fitted furniture incorporating short/long hanging and shelving.

Master En-Suite Shower Room

A well-appointed en-suite with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail, automatic feature lighting and tiled flooring with under floor heating. A suite in white comprises a low-level WC and two wash hand basins with chrome mixer taps, a fitted vanity mirror above and a work surface. To one corner is a large walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 2

13'5 x 7'10 (4.10m x 2.38m)

Having a front facing UPVC double glazed window, pendant light point, central heating radiator, TV/aerial point, telephone point and HDMI cabling. To one wall is a range of fitted furniture incorporating long hanging and shelving.

Family Bathroom

Having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap, a tiled splashback and storage beneath. To one corner is a panelled bath with a chrome mixer tap and a tiled splashback.

Exterior and Gardens

To the front of the property, a block paved driveway provides parking for multiple vehicles and has exterior lighting, an external power point and raised borders containing shrubs and trees. Access can be gained to the main entrance door and a wrought iron gate opens to the right side of the property.

A block paved path with exterior lighting and a water tap leads down the right side of the property and to the rear.

At the rear is block paved seating terrace with ample space for comfortable seating. The terrace has exterior lighting, a water tap and an external power point. Steps rise to provide access to the dining kitchen. From the terrace, stone steps lead down to the garden, which is mainly laid to lawn and has mature shrubs and trees. The garden is fully enclosed by brick walling and fencing.



LANDING



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 2



FAMILY BATHROOM



EXTERIOR AND GARDENS

GROUND FLOOR

Approximate Floor Area:
1124 SQ.FT. (104.4 SQ.M)

Total Approximate Floor Area:
1981 SQ.FT. (184.0 SQ.M)

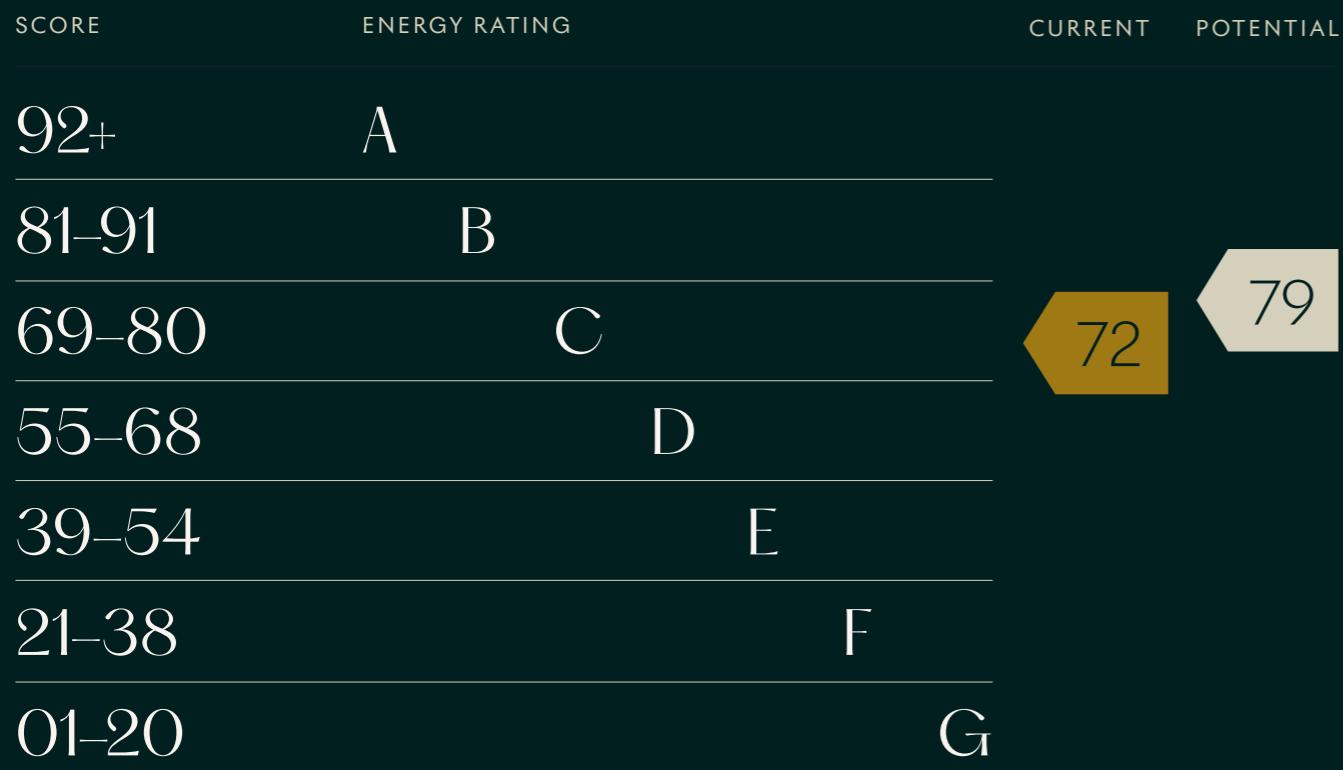


FIRST FLOOR

Approximate Floor Area:
857 SQ.FT. (79.6 SQ.M)



BEDROOMS	BATHROOMS
3	3
LIVING ROOMS	SQFT
1	1,981
TENURE	COUNCIL TAX
Freehold	F



Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre to the cabinet 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.

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 HOUSE

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