

3 CHESTNUT COURT



BLENHEIM



3
Chestnut
Court



A WONDERFUL
FAMILY HOME,
BORDERED BY
COUNTRYSIDE &
BOASTING FAR-
REACHING VIEWS

SITTING IN A PRIVATE HAMLET,
WELCOME TO 3 CHESTNUT COURT,
A BEAUTIFUL FOUR BEDROOMED
DETACHED RESIDENCE.

Offering spacious living areas throughout and a pleasant rear garden with a raised seating terrace, this home is perfect for a growing family.





KITCHEN

On the ground floor are five reception rooms, including a light-filled, dual aspect lounge with a fireplace, a well-appointed kitchen with integrated appliances and a tasteful dining room.

Completing the ground floor is a flexible playroom, study, utility room and WC. On the first floor are four double bedrooms, including a large master bedroom suite, an additional bedroom suite and the family bathroom. Externally, 3 Chestnut Court has off-road parking spaces for two vehicles, a garage and a fabulous rear garden with a raised, covered seating terrace.

This delightful residence is surrounded by open countryside, with far-reaching views from each window of rolling fields and St Leonard's Church in the distance. The tranquil setting is a haven for wildlife, where deers, barn owls and pheasants are often seen roaming the surrounding areas.

The property is well positioned for local amenities such as shops, supermarkets, cafes and a sports centre. Parkgate Retail Park offers additional shops, restaurants, and supermarkets. There are a range of outdoor activities, with Rotherham Golf Club, Thrybergh Country Park and public footpaths through the local countryside nearby. Within a short journey, Rotherham train station has rail links to Sheffield, Meadowhall and Leeds, and the Tram-Train service to central Sheffield.

The property briefly comprises of on the ground floor: Entrance hall, lounge, dining room, study, playroom, WC, kitchen and utility room.

On the first floor: Landing, master bedroom, master en-suite shower room, bedroom 3, family bathroom, bedroom 4, bedroom 2 and bedroom 2 en-suite shower room.

Outbuildings: Garage.



GROUND FLOOR

A composite door with obscured double glazed side panels opens to the entrance hall.

Entrance Hall

With a side facing UPVC double glazed window, pendant light points, central heating radiator and tiled flooring. Double timber doors with glazed panels open to the dining room. Oak doors open to the lounge, study, playroom, WC and kitchen.

Lounge

19'7 x 16'10 (5.98m x 5.14m)

A wonderful lounge with a front facing UPVC double glazed bay window, rear and side facing UPVC double glazed windows, pendant light point, wall mounted light points, TV/ aerial point and a central heating radiator. The focal point of the room is the gas fireplace with a mantel, surround and hearth. Double UPVC doors with double glazed panels open to the rear of the property.

Dining Room

15'4 x 11'8 (4.68m x 3.56m)

Having a rear facing UPVC double glazed window, pendant light point, central heating radiator and herringbone timber flooring.

Study

10'7 x 7'6 (3.23m x 2.29m)

A useful study with a rear facing UPVC double glazed window, pendant light point, central heating radiator and tiled flooring.

Playroom

17'5 x 9'7 (5.32m x 2.93m)

A flexible reception room with a side facing UPVC double glazed window, flush light point, central heating radiator, TV/

aerial point and tiled flooring. Fitted furniture includes two desks, glazed shelving and drawer units.

WC

Having a pendant light point, extractor fan, central heating radiator and tiled flooring. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Kitchen

18'0 x 16'3 (5.49m x 4.96m)

A well-appointed kitchen with a rear facing UPVC double glazed window, recessed lighting, pendant light point, central heating radiator, data point and tiled flooring. A range of fitted base/wall and drawer units incorporate a granite work surface, tiled splashbacks, under-counter lighting and an inset 1.5 bowl, stainless steel sink with a mixer tap. Appliances include a SMEG range cooker, extractor hood, fridge and a full-height freezer. A timber door opens to the utility room. Double UPVC doors with double glazed panels open to the rear of the property.

Utility Room

Having a pendant light point and tiled flooring. A range of fitted base/wall and drawer units incorporate a work surface and an inset 1.5 bowl, stainless steel sink with a chrome mixer tap. There is the provision for a washing machine and tumble dryer. Also housing the Ideal boiler. A UPVC door with double glazed obscured panels opens to the left side of the property.

From the entrance hall, a staircase with a timber handrail and glazed balustrading rises to the first floor.



ENTRANCE HALL



LOUNGE



DINING ROOM







LOUNGE



UTILITY ROOM



STUDY



PLAYROOM



ENTRANCE HALL

FIRST FLOOR

Landing

Having front facing UPVC double glazed windows, pendant light points and a central heating radiator. Timber doors open to the master bedroom, bedroom 3, family bathroom, bedroom 4 and bedroom 2.

Master Bedroom

16'10 x 16'10 (5.14m x 5.14m)

A large double bedroom with front and rear facing UPVC double glazed windows, pendant light point, TV/aerial point and central heating radiators. A timber door opens to the master en-suite shower room.

Master En-Suite Shower Room

Having a rear facing UPVC double glazed obscured window, recessed lighting, partially tiled walls, shaver point, 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. To one corner is a separate shower enclosure with a fitted shower and a glazed screen/door.

Bedroom 3

16'1 x 11'2 (4.91m x 3.41m)

A further double bedroom with a rear facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point.

Family Bathroom

Having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. A suite in white comprises a WC and a wash hand basin

with two mixer taps and a drawer unit beneath. There is a freestanding roll top bath with a mixer tap and an additional hand shower facility. To one wall is a walk-in shower with a body shower, additional hand shower facility and a glazed screen.

Bedroom 4

12'5 x 9'2 (3.79m x 2.80m)

Another double bedroom with a side facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point.

Bedroom 2

16'10 x 16'2 (5.14m x 4.94m)

A good-sized double bedroom with a rear facing UPVC double glazed window, pendant light point, fitted furniture, data point and a central heating radiator. A timber door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, 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 and storage beneath. To one corner is a separate shower enclosure with a fitted shower and a glazed screen.



STAIRCASE



LANDING



MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 3



BEDROOM 2



BEDROOM 4







EXTERIOR & GARDENS

To the front of the property is a stone flagged path flanked by lawns that leads to the main entrance door and has exterior lighting. To the right side of the property is a block paved driveway that provides parking for two vehicles and access to the garage. The stone flagged path continues from the front of the property to the left, and leads to a timber gate that opens to the rear of the property.

Garage

19'1 x 16'5 (5.82m x 5.01m)

With an up-and-over door, a UPVC double glazed window, light and power.

To the rear of the property is exterior lighting, a water tap and a stone flagged patio where access can be gained to the kitchen and lounge.

Beyond the patio is a garden, which is mainly laid to lawn and contains borders with plants. Access can be gained to the garage.

To the left of the garden is a raised, covered seating terrace with lighting. The garden is fully enclosed.





GROUND FLOOR & GARAGE

Ground Floor Approximate Floor Area:
1426 SQ.FT. (132.5 SQ.M)

Garage Approximate Floor Area:
313 SQ.FT. (29.1 SQ.M)



FIRST FLOOR

First Floor Approximate Floor Area:
1207 SQ.FT. (112.1 SQ.M)

Total Approximate Floor Area (Excluding Garage):
2633 SQ.FT. (244.6 SQ.M)



BEDROOMS 4	BATHROOMS 3
LIVING ROOMS 4	SQFT 2,633
TENURE Freehold	COUNCIL TAX F

Services

Mains gas, mains electricity, mains water and mains drainage. There is broadband at the property and the mobile signal quality is good.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & 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.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C	79	84
55-68	D		
39-54	E		
21-38	F		
01-20	G		

3 CHESTNUT COURT

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