1A MORTHEN VIEW



BLENHEIM

1A MORTHEN VIEW IS AN OUTSTANDING FIVE BEDROOMED RESIDENCE THAT WAS CONSTRUCTED TO A HIGH STANDARD IN 2015 AND IS SITUATED WITHIN A QUIET, GATED DEVELOPMENT.

Offering contemporary living spaces throughout, five double bedrooms and a good-sized rear garden, it is perfect for a growing family and is close to local amenities.





LIVING KITCHEN

On the ground floor are the main living areas, including a lounge with a feature fireplace.

Serving as the heart of the home is the living kitchen, which has an array of integrated appliances and bi-folding doors opening to the rear garden, allowing for flexible indoor-outdoor living. Completing the ground floor is two WC's, a utility room and the garage.

The first floor houses the bedrooms, including the master bedroom suite, two additional bedroom suites, a further two double bedrooms and the family bathroom. Externally, the property boasts off-road parking for two vehicles and to the rear is an enclosed garden with areas for seating and a garden room.

1A Morthen View is just a short distance away from 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 further amenities, including two public houses, bars, independently owned restaurants and cafes. Wickersley also has two GP surgeries and well-regarded schooling. The M1 and M18 motorway networks are conveniently accessible and rail travel can be reached within a short drive to Rotherham train station. Main bus routes are available to surrounding areas from Morthen Road and Bawtry Road.

The property briefly comprises of on the ground floor: Entrance hallway, lounge, storage cupboard, WC, living kitchen, utility room, garage and WC.

On the first floor: Galleried landing, master bedroom, master walk-in wardrobe, master en-suite shower room, bedroom 2, bedroom 2 en-suite shower room, office, bedroom 3, bedroom 3 en-suite shower room, family bathroom, storage cupboard, bedroom 4 and bedroom 5.

GROUND FLOOR

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

Entrance Hallway

Having front facing UPVC double glazed panels, recessed lighting and tiled flooring with underfloor heating. Timber doors open to the lounge, storage cupboard and the WC. Timber doors with double glazed panels open to the living kitchen.

Lounge

21'2 x 14'6 (6.44m x 4.43m)

A beautiful lounge with a front facing UPVC double glazed window, flush light point, TV/aerial point and underfloor heating. The focal point of the room is the feature fire.

Storage Cupboard

Housing the underfloor heating valves.

WC

Having recessed lighting, extractor fan, partially tiled walls and underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

Living Kitchen

37'11 x 23'1 (11.56m x 7.04m)

A stunning living kitchen with an aluminium double glazed roof lantern, rear facing UPVC double glazed windows, recessed lighting, flush light points, flush light points, pendant light points, a TV/aerial point and tiled flooring with underfloor heating. A range of fitted base/wall and drawer units incorporates Quartz work surfaces and an inset 2.0 bowl, stainless steel sink with a chrome mixer tap. Appliances include two electric Neff ovens, a microwave, a steam oven, two full-height fridge/freezers and a dishwasher. A separate central island has a matching work surface with an inset 1.0 bowl, stainless steel sink with a chrome mixer tap and a proboil water filter system. Appliances on the central island include a Neff induction hob and an extractor hood. A timber door opens to the utility room. Aluminium bi-folding doors with double glazed panels and UPVC double doors with double glazed panels open to the rear of the property.

Utility Room

With a side facing UPVC double glazed window, recessed lighting and tiled flooring with underfloor heating. A range of fitted base/wall and drawer units incorporate a work surface and inset 1.0 bowl, stainless steel sink with a chrome mixer tap. There is the provision for a washing machine and tumble dryer. Timber doors open to the garage and WC and a UPVC door with a double glazed obscured panel opens to the rear of the property.

Garage

18'1 x 17'9 (5.51m x 5.40m)

Having an electric up-and-over door, light and power. Also housing the boiler and hot water cylinder.

WC

Having a side facing UPVC double glazed obscured window, flush light point, extractor fan, partially tiled walls and tiled flooring with underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap.

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



LOUNGE



LOUNGE

LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



UTILITY ROOM

FIRST FLOOR

Galleried Landing

With a front facing UPVC double glazed window, recessed lighting and underfloor heating. Timber doors open to the master bedroom, bedroom 2, office, bedroom 3, family bathroom, storage cupboard, bedroom 4 and bedroom 5.

Master Bedroom

18'6 x 12'4 (5.65m x 3.75m)

A double bedroom with a front facing UPVC double glazed window, recessed lighting, flush light point, a TV/aerial point and underfloor heating. Timber double doors open to the walk-in wardrobe and a timber door opens to the master en-suite shower room.

Master Walk-In Wardrobe

10'5 x 4'11 (3.17m x 1.50m)

Having recessed lighting and underfloor heating. Fitted furniture includes shelving and short/long hanging.

Master En-Suite Shower Room

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

Bedroom 2

14'8 x 14'4 (4.48m x 4.38m)

Having a front facing UPVC double glazed window, recessed lighting, pendant light point and underfloor heating. Sliding doors open to a storage cupboard with long hanging and shelving. A timber door opens to the bedroom 2 en-suite shower room.

Bedroom 2 En-Suite Shower Room

Being fully tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and underfloor heating. A suite in white comprises a low-level WC and a chrome mixer tap with storage beneath. To one wall is a separate shower enclosure with a fitted shower and a glazed screen.

Office

8'11 x 6'6 (2.71m x 1.99m)

Having a flush light point and underfloor heating. Fitted furniture includes a desk. Access can be gained to loft storage.

Bedroom 3

14'8 x 13'11 (4.48m x 4.23m)

A further double bedroom with a rear facing UPVC double glazed window, pendant light point, TV/aerial point and underfloor heating. A timber door opens to the bedroom 3 en-suite shower room.

Bedroom 3 En-Suite Shower Room

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 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, additional hand shower facility and a glazed screen/door.

Family Bathroom

Being fully tiled with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan and underfloor heating. A suite in white comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall is a panelled bath with a chrome mixer tap. To one corner is a separate shower enclosure with a rainhead shower, additional hand shower facility and a glazed screen.

Storage Cupboard

With shelving.

Bedroom 4

12'8 x 10'9 (3.86m x 3.27m)

Another double bedroom with a rear facing UPVC double glazed window, recessed lighting, pendant light point, TV/aerial point and underfloor heating.

Bedroom 5

16'6 x 10'7 (5.04m x 3.23m)

A further double bedroom with a rear facing UPVC double glazed window, flush light point, recessed lighting, TV/aerial point and underfloor heating. Fitted furniture includes shelving and long hanging.



GALLERIED LANDING

MASTER BEDROOM



MASTER EN-SUITE SHOWER ROOM



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 2



OFFICE



BEDROOM 3



BEDROOM 3 EN-SUITE SHOWER ROOM



BEDROOM 4



BEDROOM 5

EXTERIOR & GARDENS

To the front of the property is a block paved drive with parking for three vehicles and exterior lighting. Access can be gained to the main entrance door and garage.

To the left is a block paved path leading to the rear.

To the rear of the property is a stone flagged patio with exterior lighting, external power and a water tap. There are multiple areas for seating. Access can be gained to the living kitchen.

Beyond the patio is an Astro turf garden with an array of plants.

At the rear of the garden is the garden room.

Garden Room

9'11 x 9'8 (3.02m x 2.95m)

With timber glazed windows.

The rear of the property is fully enclosed.





GROUND FLOOR

Ground Floor Approximate Floor Area:
1486 SQ.FT. (138.1 SQ.M)

Garage Approximate Floor Area:
335 SQ.FT. (31.1 SQ.M)



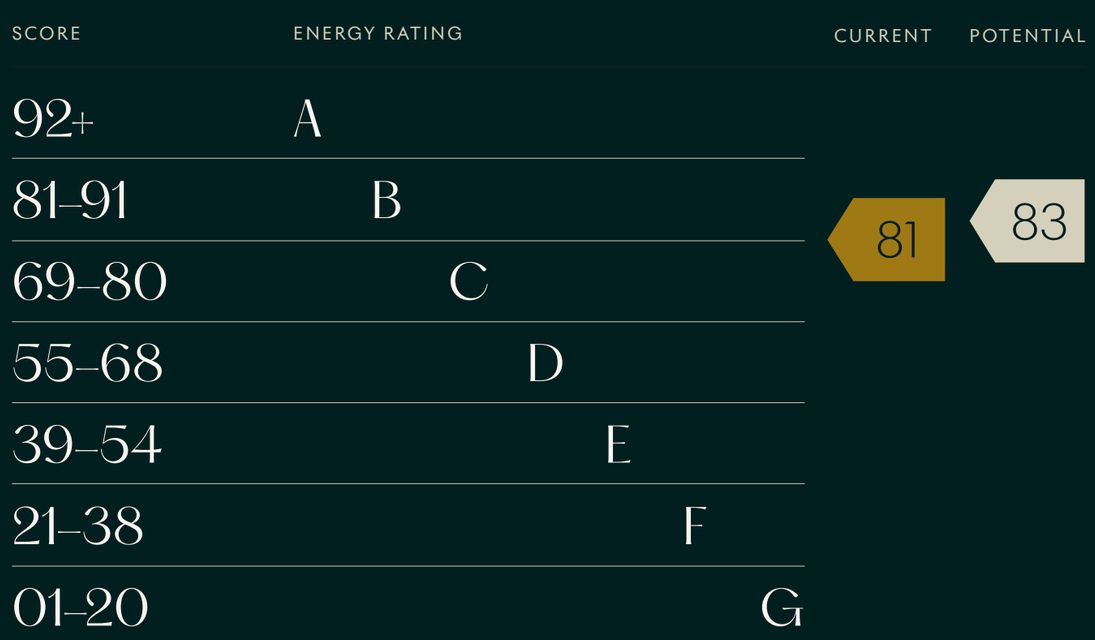
FIRST FLOOR

First Floor Approximate Floor Area:
1660 SQ.FT. (154.2 SQ.M)

Garden Room Approximate Floor Area:
144 SQ.FT. (13.3 SQ.M)



BEDROOMS	BATHROOMS
5	4
LIVING ROOMS	SQFT (INCLUDING GARAGE)
3	3,481
TENURE	COUNCIL TAX
Freehold	G



Services

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

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low from rivers and the sea, and medium from surface water.

Other Information

Approximately £25 per annum is paid to Morthen View Management Company.

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.

1A MORTHEN VIEW

Wickersley, Rotherham, South
Yorkshire, S66 1BG

Asking Price
£850,000

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

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