





Eyam Way, Waverley, S60 8BQ

£255,000

3 2 1



## Why We Love It

Nestled within a highly regarded and much sought-after modern development, this property is perfectly positioned to take full advantage of its prime location. The surrounding area offers a harmonious blend of suburban tranquillity and urban convenience, making it a highly desirable place to live. Local amenities are within easy reach, including a variety of shopping facilities, popular schools known for their excellent reputation, and reliable public transport links.

For those who commute, the property offers quick and easy access to major roads such as the A57, M1, and M18 motorway network, facilitating seamless travel to nearby cities and beyond. The location is ideal for families, professionals, and retirees alike, offering the perfect balance between peaceful living and accessibility

## Why You'll Love It

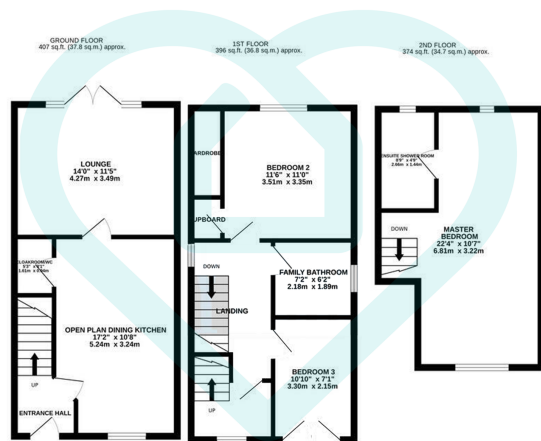
This exceptional property is meticulously designed, offering high specifications throughout its expansive three-floor layout. Upon entering, you are greeted by a contemporary open-plan dining kitchen that seamlessly blends style and functionality, perfect for both everyday living and entertaining. Adjacent to the kitchen is a convenient cloakroom/WC, providing added comfort for guests. The ground floor also features a substantial lounge area, bathed in natural light from the French doors that lead directly to the beautifully landscaped rear garden. This space is ideal for relaxation, family gatherings, or enjoying indoor-outdoor living.

Ascending to the first floor, you'll find two well-appointed bedrooms, each offering ample space and comfort. The luxury family bathroom on this level is designed with modern fixtures and fittings, creating a serene space for relaxation.

The second floor is dedicated to the master suite, a private retreat that boasts a stylish and spacious bedroom, complemented by an en-suite shower room. This top-floor sanctuary provides a perfect escape at the end of the day, with thoughtful design elements that



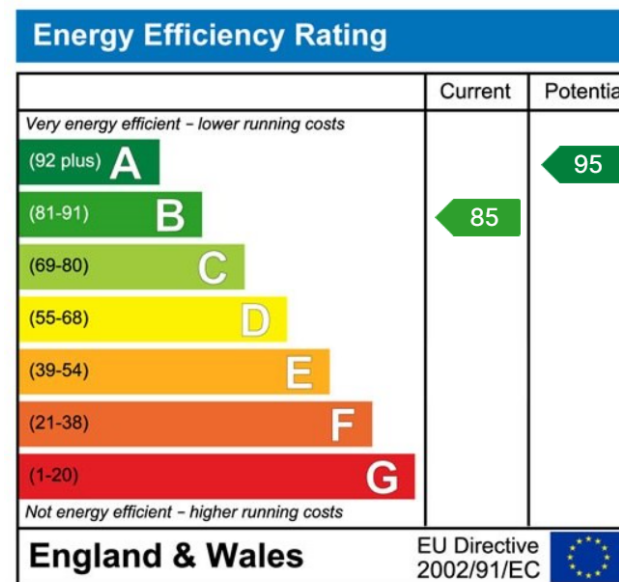




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Open-Plan Dining Kitchen
- Drive
- Master Suite on Second Floor
- High Specification Throughout
- Modern Development
- Sought After Location
- Ample Storage
- Convenient Location
- Local Amenities
- Attractive Rear Garden



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