






Calver Way, Waverley, Rotherham, S60 8AF

Offers In Region Of £265,000

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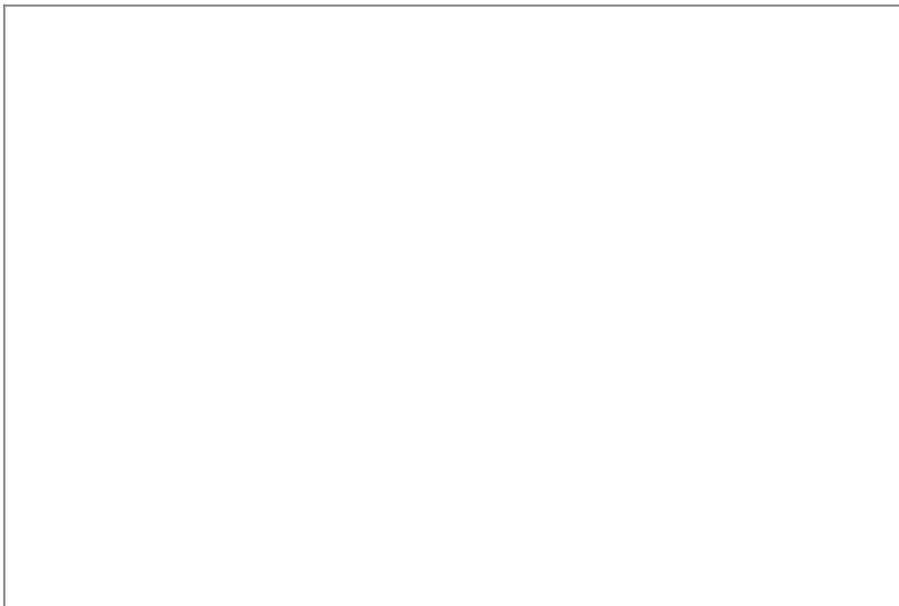
Why You'll Love It:

This beautifully presented home offers a fantastic opportunity to step into stylish suburban living. Calver Way welcomes you with a smart, low-maintenance frontage and a private driveway—an essential convenience for busy households. As you step inside, you're greeted by a bright and welcoming entrance way great for coat and show storage. To the front sits a spacious living room, filled with natural light from the large front-facing window. It's an ideal spot to unwind and enjoy cosy evenings in. To the rear of the home is where you'll find the heart of the house: a contemporary open-plan kitchen/diner. This stunning space is perfect for both everyday living and entertaining. Fitted with integrated appliances and sleek cabinetry, it provides everything you need for modern-day cooking. French doors open out into the rear garden, allowing natural light to pour in and offering a perfect transition to outdoor living in the warmer months. Discreetly tucked away off the kitchen is a convenient downstairs W.C—perfect for visiting guests or busy mornings. Upstairs, the home continues to impress. Two double bedrooms one of which has its own ensuite shower room, both rooms provide generous and versatile spaces for restful nights or potential home working, while the third bedroom is perfect for a child's room, guest room, or a dedicated office. The family bathroom is modern and stylish, featuring a clean, neutral palette that's easy to make your own. The rear garden is a great bonus: a secure, enclosed space with a patio area ideal for summer dining and a lawned section perfect for little feet or pets to run around on. Whether you're relaxing on a quiet weekend or entertaining friends, it's a brilliant outdoor retreat. To the front, the property benefits from a private driveway, providing hassle-free off-road parking—a sought-after feature in any modern development.

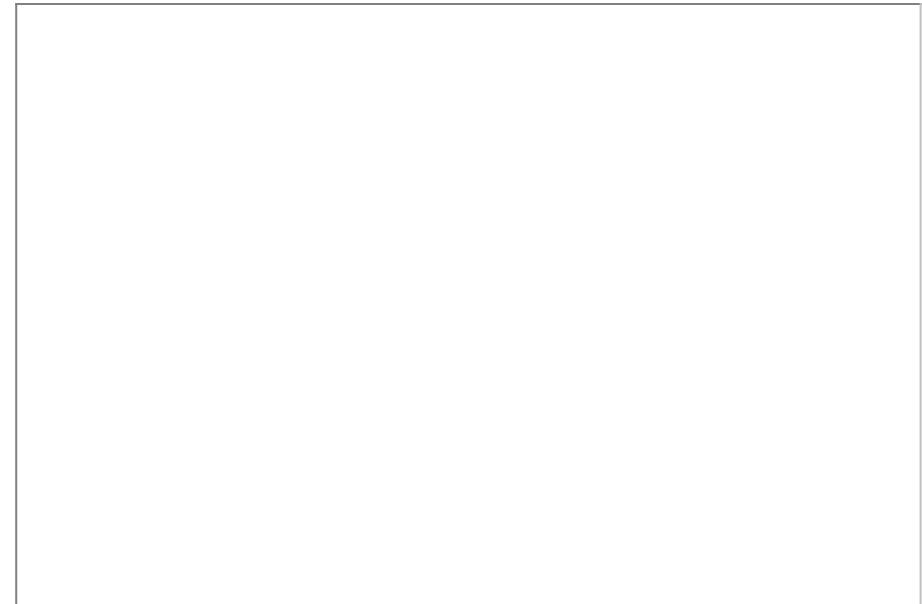
Why We Love It:

Waverley has fast become one of the most desirable residential developments in South Yorkshire, and it's not hard to see why. Designed with community, convenience, and lifestyle in mind, this thriving neighbourhood offers a host of advantages. The development is perfectly placed for commuters with exceptional access to the M1 and Sheffield Parkway, putting Sheffield, Rotherham, and even Doncaster within easy reach.





- Three Good Sized Bedrooms • Two Bathrooms
- Open Kitchen/Diner • Rear Garden
- Ideal For Commuters • Great Transport Links
- Good Local Amenities • Popular Waverley Location
- Driveway • Well Maintained Throughout



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