







## 41 Bradfield Way

Waverley • Rotherham • S60 8WE

Asking Price £425,000

Situated on the sought after Waverly residential development is this outstanding four double Bedroom Detached family home, the property offers light and airy contemporary accommodation throughout and is deceptively spacious in its layout ideally for the perfect family home, built in 2015 by Harron homes. The property is ideally placed for Sheffield, Rotherham and M1 Motorway Links. The ground floor comprises of a welcoming hallway leading to a generous Living Room and Superb open plan Dining/ Kitchen. Fitted with a contemporary range of wall and base units with splashbacks and integral appliances, including oven, induction hob, extractor and recently replaced dishwasher. The Dining area features French doors to the landscaped family garden ideal for entertaining. An adjoining utility offers additional storage and ground floor WC. The first floor comprises of the Master Bedroom suite with walk-in wardrobe and en-suite Shower room. Three further double Bedrooms are stylishly presented with 2 front facing rooms incorporating sliding door wardrobes. and the Family Bathroom is equipped with a modern white suite and separate shower enclosure. To the front of the property is a lawned garden, to the side a drive provides access to the attached Garage and to the rear is a landscaped fully enclosed generous garden laid predominantly to 'Astro' turf with patio area. Bradfield Way is part of the Waverley development with children's play area, lovely walks around the lake, local pubs, restaurants, supermarket and excellent links to Sheffield, Meadowhall and the M1 motorway network.



A white vanity table with a round mirror and a green velvet stool. The vanity table has a white top and thin white legs. The mirror is round and white with a decorative border. The stool is green velvet with a gold base. On the vanity, there are several bottles of makeup and a brush.

A bedroom featuring a bed with a tufted headboard, a purple and green duvet, and a black chandelier with crystal accents. The bed has a dark blue tufted headboard and is covered with a purple and green duvet. There are two fluffy white pillows and two dark green pillows. A black chandelier with crystal accents hangs from the ceiling. The wall behind the bed is covered in a silver, shimmering wallpaper. A window with dark blue curtains is visible in the background.



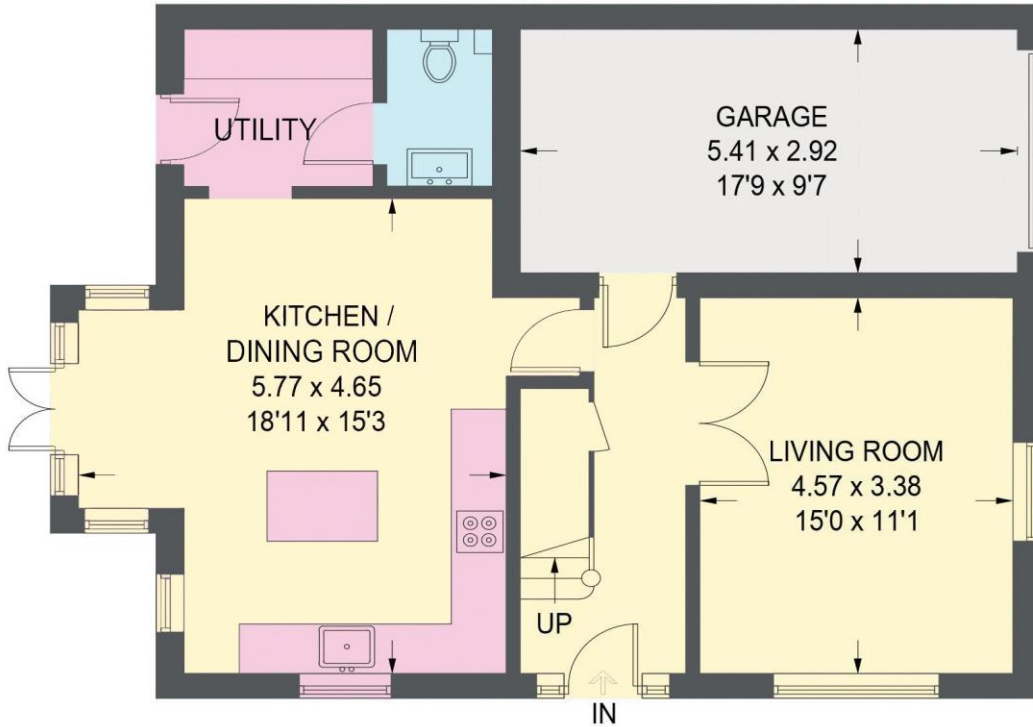


- Superb Detached Family Home
- 4 Bedrooms & 2 Bathrooms
- Light & Airy Open Plan Modern Dining/ Kitchen
- Superb Master Bedroom Suite
- Sought After Development in Waverley, S60
- Built in 2015 by Harron Homes
- Landscaped Rear Garden
- Driveway & Attached Garage
- Freehold
- Council Tax Band D, EPC Rating B

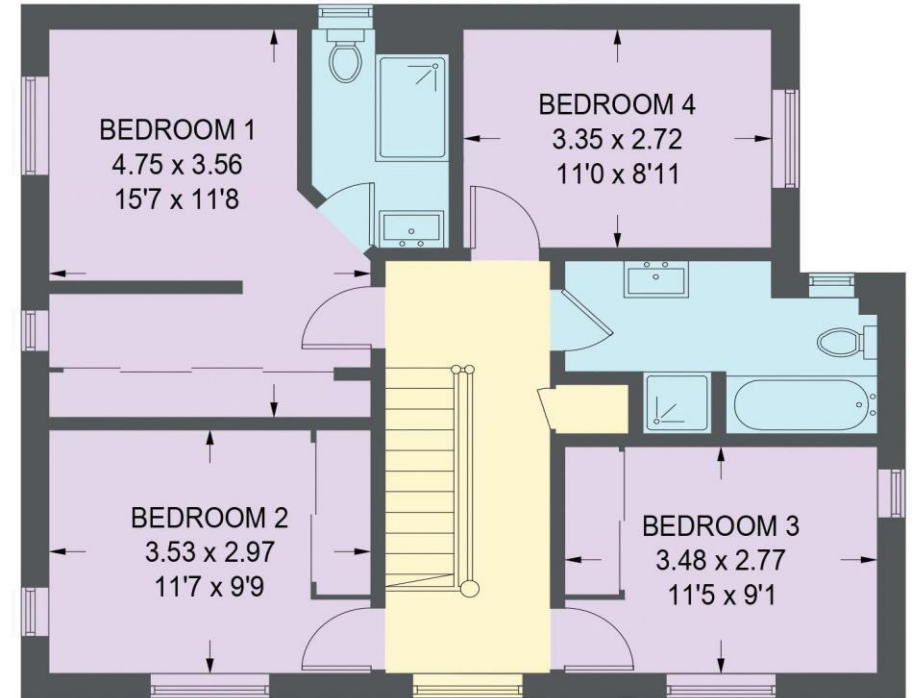


# 41 BRADFIELD WAY

APPROXIMATE GROSS INTERNAL AREA = 140.1 SQ M / 1508 SQ FT



**GROUND FLOOR (INCLUDING GARAGE)**  
**73.6 SQ M / 792 SQ FT**



**FIRST FLOOR = 66.5 SQ M / 716 SQ FT**

Illustration for identification purposes only, measurements are approximate, not to scale.



**haus**

West Bar House, 137 West Bar, Sheffield, S3 8PU  
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868