



## 2 Cressbrook Road | Waverley | Rotherham | S60 8WB

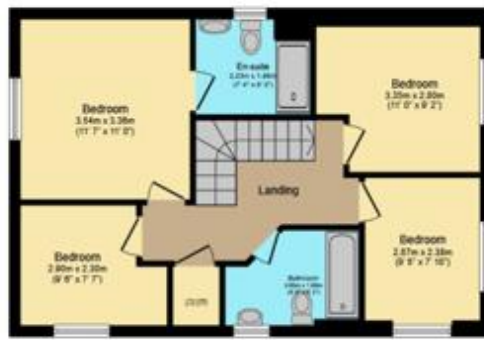
Offers Over £370,000

Bell & Co Estates is thrilled to present this stylish four-bedroom detached home in the heart of Waverley. Positioned within walking distance of the exciting new Olive Lane development, which will include shops, a doctor's office and community centre. This home offers the best of modern living in a convenient location. Step into a welcoming entrance hallway, complete with a storage cupboard and a downstairs WC for added convenience. The lounge is spacious and filled with natural light, featuring French doors that open directly onto the private side garden, creating a seamless flow between indoor and outdoor living. The modern fitted kitchen is designed for both functionality and style, boasting a breakfast bar and integrated appliances, along with ample quartz worktop and cupboard space. Adjacent to the kitchen, the bright and airy dining area is ideal for family gatherings and meals. The separate utility room houses the boiler and provides additional storage space, helping to keep the main living areas organised and clutter-free. Downstairs offers tiled floors in kitchen, dining room, hallway and WC. With laminate flooring in the lounge. Upstairs, the property offers a comfortable master bedroom complete with an ensuite that includes a walk-in shower cubicle, vanity unit, heated towel rail and WC. There are three further good-sized bedrooms, providing flexibility for family members or guests. The family bathroom features a shower over the bath, wash basin, WC and heated towel rail. The recently landscaped garden is a private, low-maintenance haven, complete with lighting, an outdoor tap, artificial grass, and an Indian slate paving, perfect for entertaining or relaxation. A side gate from the garden leads to the rear ample driveway with security camera and provides garage access. The house also has 3 solar panels and a nest heating system. Situated close to new amenities, local schools, and convenient transport links, this home is ideal for families looking for modern living in a growing community. This fantastic family home is move-in ready!



## Ground Floor

Floor area 53.6 m<sup>2</sup> (577 sq.ft.)



## First Floor

Floor area 54.5 m<sup>2</sup> (587 sq.ft.)



## Garage

Floor area 13.3 m<sup>2</sup> (143 sq.ft.)

## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

www.bellcoestates.com  
info@bellcoestates.com  
03333 580590

2, Cressbrook Road  
Waverley  
ROTHERHAM  
S60 8WB

Energy rating

**B**

Valid until

**22 November 2026**

Certificate number

**9347-3847-7193-9526-3945**

**Property type**

Detached house

**Total floor area**

114 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements