

Calver Way, Waverley Rotherham S60 8AF



welcome to

Calver Way, Waverley Rotherham

£500,000-£525,000 - I CAN SEE PARADISE BY THE FAB SKYLIGHT - Situated on this highly sought after development this 5 bed detached boasts absolutely STUNNING accommodation from top to bottom, a stylish kitchen & multiple bathrooms, a drive & garage with delightful rear garden...DON'T DELAY, CALL NOW!













Entrance Hall

Having a front facing double glazed door and the stairs to the landing with under stairs storage cupboard.

Downstairs W.C.

Fitted with a hand wash basin, a W.C. and a central heating radiator.

Lounge

11' 10" x 14' 9" (3.61m x 4.50m) Having a front facing double glazed window, a central heating radiator and a feature fireplace.

Kitchen / Dining Room

19' 3" x 22' 10" (5.87m x 6.96m) Fitted with a series of wall and base units with matching island housing the integrated hob & three ovens one of which is a microwave oven & plate warmer, wine cooler, the fridge/freezer & an additional freezer along with the dishwasher with coordinating worktops housing the Qooker tap providing boiling & fizzy water, sink & drainer. Having four rear facing double glazed windows, side facing double glazed bi fold doors leading tot he garden and three central heating radiators throughout.

Study

8' 1" x 10' 2" (2.46m x 3.10m) Having a front facing double glazed window and a central heating radiator.

Landing

Having a front facing double glazed window and the stairs leading to the second floor.

Bedroom One

11' 1" x 15' 5" to maximum point (3.38m x 4.70m to maximum point) Having a front facing double glazed window and a central heating radiator.

Walk In Wardrobe

12' 9" x 6' 7" (3.89m x 2.01m)

Having fitted wardrobes providing hanging and storage space and spotlights to the ceiling.

En Suite

Being fully tiled and fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed window and a central heating radiator.

Bedroom Two

15' x 12' 6" (4.57m x 3.81m) Having four side facing skylights, a rear facing double glazed window and a central heating radiator.

Bedroom Three

11' 7" x 17' 7" (3.53m x 5.36m) Situated on the second floor having a front facing double glazed window, a rear facing skylight and a central heating radiator.

Bedroom Four

11' 10" x 17' 7" (3.61m x 5.36m) Also situated on the second floor having a front facing double glazed window, a rear facing skylight, a central heating radiator and built in wardrobes providing hanging and storage space. Also providing access to the loft.

Shower Room

Being fully tiled and fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed window, a central heating radiator and spotlights to the ceiling.

Bedroom Five

8' 3" x 13' 2" (2.51m x 4.01m) Being the smallest of the bedrooms and situated on the first floor having a front facing double glazed window and a central heating radiator.

Bathroom

The stunning family bathroom is fully tiled and fitted with a stand alone bath with a handheld shower over, a separate shower cubicle, a hand wash basin with vanity & a W.C. Having a side facing double glazed window, a heated towel rail and spotlights to the ceiling.

Outside

To the front is a drive and garage providing off road parking and a lawned garden.

To the rear is beautifully presented lawned garden with patio area enclosed with fencing.

Garage

Fitted with rear facing patio doors providing access to the rear garden.





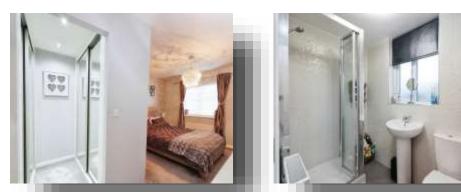
welcome to

Calver Way, Waverley Rotherham

- Modern style five bedroom detached property
- Stunning accommodation throughout move in ready
- Downstairs W.C, En Suite, Shower Room & Family Bathroom
- Fully integrated modern style Kitchen / Dining Room
- Drive & garage providing off road parking

Tenure: Freehold EPC Rating: C

£500,000

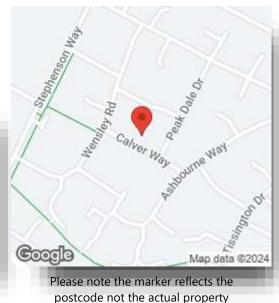


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Property Ref: RTF114081 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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