



**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 with electric fire.

### 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, the fridge/freezer & an additional freezer along with the dishwasher with coordinating Quartz 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 to the 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. Upon entry to bedroom two is a walk in wardrobe.

### 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. Also featuring a pergola and a decked area, two sets of outdoor sockets & an outdoor tap.

### Garage

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



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## 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**



Please note the marker reflects the postcode not the actual property

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