



**Cherry Wood Way, Waverley Rotherham S60 8BX**

**welcome to**

**Cherry Wood Way, Waverley Rotherham**

PICTURE PERFECT - This absolutely stunning FOUR bedroom semi-detached is offered to market making the ideal purchase for the family buyer. Boasting modern & spacious accommodation throughout, off road PARKING and a delightful rear GARDEN...What are you waiting for??? CALL NOW!!!



### **Entrance Hall**

Having a front facing double glazed door, a radiator and understairs storage cupboard.

### **Kitchen**

9' 9" to maximum point x 11' 8" to maximum point ( 2.97m to maximum point x 3.56m to maximum point )  
Fitted with wall and base units housing the integrated hob, the oven, extractor fan, the microwave and the fridge/freezer with worktops housing the sink & drainer. Having a front facing double glazed window and spotlights to the ceiling.

### **Dining Room**

13' 6" into recess x 12' to maximum point ( 4.11m into recess x 3.66m to maximum point )  
Being open plan through to the Kitchen & the Lounge having a radiator, spotlights to the ceiling, a built in storage/utility room and the downstairs W.C.

### **Downstairs W.C.**

Fitted with a hand wash basin and a W.C. Having a radiator, an extractor fan and spotlights to the ceiling.

### **Lounge**

9' 9" to maximum point x 17' 2" to maximum point ( 2.97m to maximum point x 5.23m to maximum point )  
Having rear facing double glazed bi fold doors and a radiator.

### **Landing**

Having a front facing double glazed window, a radiator and a built in storage cupboard.

### **Bedroom One**

10' 5" onto fitted wardrobes x 9' 10" into recess ( 3.17m onto fitted wardrobes x 3.00m into recess )  
Having a rear facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

### **En Suite**

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed obscured

window, a heated towel rail, an extractor fan and spotlights to the ceiling.

### **Bedroom Two**

8' 3" to maximum point x 9' 10" to maximum point ( 2.51m to maximum point x 3.00m to maximum point )  
Having a front facing double glazed window and a radiator.

### **Second Floor Landing**

Having a radiator and a built in storage cupboard housing the boiler.

### **Bedroom Three**

8' 4" into recess x 13' 8" to maximum point ( 2.54m into recess x 4.17m to maximum point )  
Having two front facing double glazed windows, a radiator and a built in storage cupboard.

### **Bedroom Four**

9' 3" to maximum point x 13' into fitted wardrobes ( 2.82m to maximum point x 3.96m into fitted wardrobes )  
Having a rear facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a rear facing double glazed obscured window, a heated towel rail, an extractor fan and spotlights to the ceiling.

### **Outside**

To the side of the property is a drive providing off road parking.

To the rear is a well presented lawned garden with a patio area.



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## Cherry Wood Way, Waverley Rotherham

- Four bedroom semi detached
- Beautifully presented throughout with spacious living
- Sought after modern development.
- Ideal family purchase
- Low maintenance rear garden

Tenure: Freehold EPC Rating: B

offers in excess of

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115022 - 0004

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