









welcome to

Oak Dene Way, Waverley Rotherham

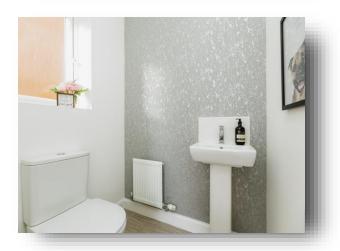
THIS IS THE ONE - Situated on the ever popular development of Waverley, this modern four bedroom detached makes the PERFECT family home. Boasting amazing accommodation throughout with off road parking & delightful garden with ready made office space/summer house - THIS MUST BE VIEWED - CALL NOW!













Entrance Hall

Having a front facing door and a radiator.

Lounge

17' 8" x 12' 9" (5.38m x 3.89m)

Having a front facing double glazed window and a radiator.

Kitchen

15' 7" x 19' 1" (4.75m x 5.82m)

Fitted with wall and base units housing the integrated hob, oven & extractor fan, the dishwasher and fridge/freezer with worktops housing the sink & drainer. Having rear facing double glazed patio doors, two radiators and spotlights.

Utility Room

5' 2" x 7' 9" (1.57m x 2.36m)

Fitted with wall and base units with space for a washing machine and a dryer. Having a rear facing door.

Landing

Having a built in storage cupboard.

Bedroom One

12' 5" x 12' 9" (3.78m x 3.89m)

Having a front facing double glazed window and fitted wardrobes.

En Suite

Fitted with a shower cubicle, a hand wash basin and a WC.

Bedroom Two

9' 7" \times 10' 7" plus fitted wardrobes (2.92m \times 3.23m plus fitted wardrobes)

Having a rear facing double glazed window and a radiator.

Bedroom Three

11' 2" x 9' (3.40m x 2.74m)

Having a rear facing double glazed window.

Bedroom Four

 $9' \times 10'$ 5" plus fitted wardrobes ($2.74m \times 3.17m$ plus fitted wardrobes)

Having a front facing double glazed window.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a rear facing double glazed window.

Outside

To the front of the property is a drive providing off road parking and a garage converted to a gym & storage space.

To the rear is an artificial lawned garden with a patio area along with a summer house fitted with electrics.





welcome to

Oak Dene Way, Waverley Rotherham

- Four double bedroom detached property
- Sought after Waverley development
- Well placed to schools/local amenities/transport links
- · Beautifully presented accommodation throughout
- Drive providing off road parking

Tenure: Freehold EPC Rating: B

£400,000







Waverley Central Park

Plover Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115695



Property Ref: RTF115695 - 0003 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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