Oak Dene Way,Waverley Rotherham S60 8BE

william
h brown

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" x 10' 7" plus fitted wardrobes (2.92m x 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' x 10' 5" plus fitted wardrobes (2.74m x 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

Please note the marker reflects the postcode not the actual property

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

The Property Ombudsman

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.

william h brown

01709 829935

rotherham@williamhbrown.co.uk

32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.