



Magdalene Stephenson Way, Waverley Rotherham S60 8DB

welcome to

Magdalene Stephenson Way, Waverley Rotherham

MEET MAGDALENE. An inviting FOUR bedroom townhouse with OPEN PLAN kitchen/dining space and FIRST FLOOR LIVING by Sky-House Co.
SHOW HOME NOW OPEN - LAST ONE REMAINING



The Magdalene

Meet Magdalene... This inviting FOUR bedroom home comes with an OPEN PLAN kitchen dining space and FIRST FLOOR LOUNGE. The ground floor includes FRENCH DOORS onto a rear garden and adjoining CAR PORT and space to park two vehicles.

The ground floor comprises the kitchen, living and dining area, private rear garden, and a convenient downstairs WC. This floor has direct access from the external car port, ideal and practical for unloading shopping.

The first floor comprises a generous living room, opening directly onto a quirky ROOF TERRACE.

The first floor features a MASTER SUITE with en-suite shower room and a second bedroom, perfect as either a kids bedroom or STUDY. The second floor features two more DOUBLE BEDROOMS and a contemporary family bathroom suite.

Waverley Central

Our first show home on the development is now open, showcasing our 'Mildred' 4-bed link detached. These new types will sit alongside our 2-bed starter homes, 3 and 4-bed townhouses and 5-bed corner detached properties.

The masterplan and house types have been carefully crafted to hide parked cars within internal courtyards, freeing up the street scene for people, plants and trees. The vision demonstrates the importance of place making and the need to limit the dominance of the car over pedestrians, the introduction of shared green spaces to soften the masterplan with mature planting along all routes.

Energy Efficiency

Our homes are built with the FUTURE IN MIND and with NO HIDDEN EXTRAS. Each home includes an air source heat pump for clean energy, EV charging and solar panels as standard.

Energy rated B - these properties benefit from being

able to have GREEN DEAL mortgages, which can save you money on your mortgage. Ask the sales team for more information.

Kitchen Specification

Contemporary kitchens and splashbacks in a range of finishes and integrated appliances as standard, including hob, dishwasher and fridge freezer

Bathroom Specification

Our modern bathroom suites also benefit from ceramic tiles with chrome fittings and heated towel rails as standard.

Personalizing Your Home

Depending on when you reserve, optional upgrades are available to customise your home

Peace Of Mind

Each property comes with a 10 year structural build warranty as well as a builders 2 year defect warranty. Sky house co have independently sign up to the NHQC and Consumer Code For Homebuilders to ensure all customers are treated fairly.

Tenure

Freehold
£130 per Annum Maintenance Charge

Sky House & Co

We pride ourselves on being a local housebuilder with a different approach. With a deep understanding of our patch and our people, we want to help our communities live better lives by creating great places to live.

Our aim is to create sensitively compact communities that are walkable, sustainable, robust - and beautiful. Design driven and affordable. Explore our current neighbourhoods below to find your next home.

Dimensions

All images used are for illustrative purposes only. These and the dimensions given are illustrative for

this house type and individual properties may differ, in particular, final elevations of the property purchased may differ from those shown.

Please check with your sales advisor in respect of individual properties. We give maximum dimensions within each room. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture.

All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

Ground Floor

Hall

Wc

Kitchen Diner Lounge

18' 5" x 14' 1" (5.61m x 4.29m)

First Floor

Master Bedroom

9' 9" x 14' (2.97m x 4.27m)

En Suite

Bedroom 4

8' 4" x 6' 11" (2.54m x 2.11m)

Lounge

16' 9" x 10' 2" (5.11m x 3.10m)

Terrace

6' 11" x 9' 6" (2.11m x 2.90m)

Second Floor

Bedroom 2

9' 9" x 14' 1" (2.97m x 4.29m)

Bathroom

Bedroom 3

8' 10" x 14' 1" (2.69m x 4.29m)



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welcome to

Magdalene Stephenson Way, Waverley Rotherham

- Fully Fitted Kitchen with Integrated Appliances
- Solar Panels & EV Charging Point
- Car Port with Parking for Two Cars
- Vaillant Air Source Heat Pump
- Generous First Floor Lounge

Tenure: Freehold EPC Rating: Exempt

Awaiting Photograph

£375,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF116003](https://www.williamhbrown.co.uk/Property/RTF116003)



Property Ref:
RTF116003 - 0007

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 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.



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