



Eyam Way, Waverley Rotherham S60 8BQ

welcome to

Eyam Way, Waverley Rotherham

£425,000 - PICTURE PERFECT - This stunning four bedroom semi detached property is offered to market making the perfect family home. Boasting spacious and beautifully presented accommodation throughout with low maintenance rear garden...CALL NOW TO VIEW!



Entrance Hall

Having a front facing double glazed door, a radiator & a built in storage cupboard.

Downstairs W.C.

Fitted with a hand wash basin & a WC. Having a radiator.

Lounge

19' 9" into bay window x 11' 3" (6.02m into bay window x 3.43m)

Having a front facing double glazed bay window, a side facing double glazed window, two radiators & an electric fireplace.

Kitchen / Diner

20' 9" x 10' 9" (6.32m x 3.28m)

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

Utility Room

10' 9" x 5' 7" (3.28m x 1.70m)

Fitted with base units with worktops housing the sink & drainer. Having a rear facing double glazed door.

Landing

Having a radiator, loft hatch & built in storage cupboard.

Bedroom One

15' 3" into recess x 11' 5" (4.65m into recess x 3.48m)

Having two front facing double glazed windows, a side facing double glazed window, a radiator & two fitted wardrobes.

En Suite

Fitted with a shower cubicle, a wash hand basin & a WC. Having a side facing double glazed window & a heated towel rail.

Bedroom Two

11' 6" x 12' 6" (3.51m x 3.81m)

Having two rear facing double glazed windows, a radiator & fitted wardrobes.

En Suite

Fitted with a shower cubicle, a wash hand basin & a WC. Having a side facing double glazed window & a heated towel rail.

Bedroom Three

10' 6" x 10' 8" (3.20m x 3.25m)

Having a rear facing double glazed window and a radiator.

Bedroom Four

10' 6" x 9' 2" (3.20m x 2.79m)

Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath, a wash hand basin & a WC.

Having a rear facing double glazed window & a heated towel rail.

Outside

To the front of the property is a drive providing off road parking with integral garage.

To the rear is a private artificial lawned garden with a patio & a decked area all enclosed with fencing.



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welcome to

Eyam Way, Waverley Rotherham

- Four bedroom detached property
- Beautifully presented & spacious accommodation throughout
- Close to local amenities & transport links
- Drive & integral garage
- Low maintenance garden with patio

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers over

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF116735 - 0002

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