

FOR SALE



Autumn Fields, Waverley
Guide Price £390,000

MARTIN&CO



Autumn Fields, Waverley

4 Bedrooms, 2 Bathroom

Guide Price £390,000

- Detached house
- Four bedrooms
- Two reception rooms
- Drive and garage
- Popular location

GUIDE PRICE £390,000 - £400,000. Set on a corner plot in a sought-after part of Waverley, this detached four-bedroom home offers a practical and well-proportioned layout, ideal for everyday family life. The property is offered for sale with no onward chain and sits on the edge of the development, giving it a slightly more private feel while still benefiting from the growing infrastructure of Waverley and the wider Rotherham area.

Inside, the house is bright and spacious, with a layout that allows for a comfortable flow between the living spaces. The entrance hall leads to a ground floor cloakroom and provides access to the two reception rooms. The lounge is a dual-aspect space with windows to the front and French doors opening onto the rear garden, giving a good amount of natural light and making it easy to connect indoor and outdoor areas during warmer months. The second reception room, currently used as a dining room, provides flexibility for use as a home office or playroom depending on individual needs.

To the rear of the ground floor is the kitchen, which forms a key part of the home. Finished with a modern range of wall and base units and centred around a practical island, it works as a combined cooking and informal dining space. With integrated appliances and space for further freestanding ones, it balances style



and utility.

Upstairs, the landing leads to four well-sized bedrooms, all comfortably fitting standard furniture. The main bedroom benefits from an en suite shower room, while the other three share a modern family bathroom. Each bedroom feels properly sized, with no single room acting as a compromise, making the property well suited to those needing space for a growing family or remote working.

Outside, the house is positioned on a corner plot with a driveway and a detached garage offering off-street parking. The rear garden has been recently updated and now includes a newly laid lawn alongside a patio area - straightforward to maintain and ready to be personalised further by new owners.

The Waverley development continues to grow in popularity due to its strong commuter links and local amenities. Just a short drive from Sheffield Parkway, it offers fast access to both Sheffield city centre and the M1 motorway at Junction 33. The Advanced Manufacturing Park (AMP), located nearby, brings employment and commercial interest to the area, while

the wider Waverley community is served by shops, cafes, and recreational paths around Waverley Lakes. For schooling, Waverley Junior Academy is just a few minutes' walk away and has received positive reviews from local families. Secondary options include Brinsworth Academy and Aston Academy, both a short drive away. The area is also served by a Morrisons Daily and Co-op for everyday essentials, with larger supermarkets available in nearby Handsworth and Rotherham town centre. Meadowhall is around 10 minutes away by car, offering an extensive choice of retail, dining, and leisure options.

In all, this home delivers a modern, low-maintenance option for buyers looking for a property that's ready to move into, in a location that continues to see strong demand. With no chain involved, a clean layout, and generous room sizes throughout, it's a home that supports both family life and commuting ease.

ENTRANCE HALL With a spindled staircase rising to the first floor landing, under stairs cupboard and front



facing entrance door.

CLOAKROOM Having a two piece suite which comprises of a low flush w.c, wash hand basin and tiled splash backs.

LOUNGE A generous size lounge with feature decorative wood paneling to one wall. There is a front facing window and rear facing French style doors to the rear garden.

DINING ROOM A flexible room with dual aspect windows to front and side.

KITCHEN With a range of fitted wall and base units in white. Wall units include extractor hood. Base units are set beneath worktops which extend and incorporate a one and a half bowl sink, oven, hob, integrated washing machine, dishwasher, fridge freezer. The focal point of the room is the island with storage cupboards and breakfast bar. With a rear facing

window, two side facing windows and side facing French doors to the garden.

LANDING With loft access, spindled balustrade and rear facing window.

BEDROOM ONE A double size room with dual aspect windows to the side and rear.

EN SUITE Having a white three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, tiling to the walls and side facing window.

BEDROOM TWO A double size room with dual aspect windows to the front and side.

BEDROOM THREE A double size room with front facing window.

BEDROOM FOUR A generous size size single room with rear facing window.

BATHROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower set over and tiled splash backs.

OUTSIDE Set on a corner plot with garden areas to front and side. Drive providing off road parking which leads to the single garage. To the rear is an enclosed garden with paved patio and newly laid lawn.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		





Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>

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