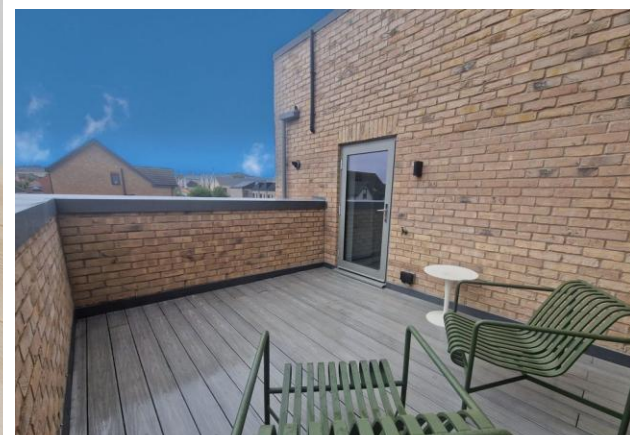


FOR SALE



LESCAR ROAD, Waverley
Guide Price £290,000


MARTIN&CO



LESCAR ROAD, Waverley

4 Bedrooms, 3 Bathroom

Guide Price £290,000

- End townhouse
- Four bedrooms
- En suite
- Allocated parking for two cars
- Popular location

GUIDE PRICE £290,000 - £300,000. Located on Lescar Road in the increasingly popular Waverley development, this uniquely styled Sky-House offers a modern living arrangement across three floors with a layout that's designed around light, space and flexibility. These homes are known for their architectural design and full-height windows, which give a bright, spacious feel throughout. A thoughtful floor plan and contemporary design elements make this home particularly well-suited to those looking for practical family living without sacrificing style. Set back with a garden to the front and an additional private garden to the rear, the property also benefits from two allocated parking spaces. The main entrance is positioned to the side and leads into a well-proportioned hallway with a practical storage cupboard and access to a cloakroom with a white two-piece suite-ideal for guests or day-to-day convenience.

The kitchen and dining area is positioned at the front of the property and has been finished to a high standard, with a range of designer wall and base units and integrated appliances. The layout here works well, providing room for a family dining table while still maintaining a sleek, uncluttered aesthetic. At the rear, the lounge opens onto the back garden via French doors, offering an easy connection between indoor



and outdoor space, ideal for everyday use or entertaining.

The first floor includes two good-sized bedrooms. The main bedroom benefits from its own en suite shower room, offering a more private and self-contained feel. A well-appointed family bathroom, fitted with a modern suite, serves the second bedroom on this level. The layout has been carefully considered to allow for flexibility, whether the second room is used as a bedroom, office or additional living space.

The top floor holds two further bedrooms, which are bright and generous in size. These are accessed from a central landing area that also leads to the standout feature of the home-a private roof terrace. This is a particularly appealing aspect of the Sky-House design, offering a secluded outdoor space that can be used in a variety of ways, from morning coffee spot to evening seating area.

The roof terrace, along with the full-height glazing throughout the property, creates a strong sense of openness and light. Combined with the private gardens and parking, this home strikes a balance between

social living areas and private spaces.

Waverley itself continues to be one of the most sought-after new developments in South Yorkshire, thanks to its combination of modern housing, green spaces and excellent connectivity. The area is home to the Waverley Junior Academy and close to the popular Aston Academy, making it a practical choice for families. For shopping, the nearby Morrisons at Catcliffe is just a few minutes' drive, while further retail and leisure options can be found at Meadowhall Shopping Centre, which is less than 15 minutes away by car.

Transport links are another key advantage. The development is just off the A630 and minutes from Junction 33 of the M1, giving easy access to Sheffield, Rotherham and beyond. Rotherham Central train station is around 15 minutes away, and Sheffield station can be reached in under 20 minutes, offering rail connections across the region and further afield. There are also regular local bus services running through the development.

With its strong design credentials, flexible layout,



private outdoor spaces and convenient location, this Sky-House at Lescar Road makes a solid choice for those looking for a distinctive modern home that is ready for immediate living.

ENTRANCE HALL With staircase rising to the first floor landing, store cupboard, laminate flooring and a side facing glazed entrance door.

CLOAKROOM With a white two piece suite which comprises of a low flush w.c, wash hand basin, tiled splash backs, laminate flooring and extractor fan.

LOUNGE With laminate flooring, downlights to the ceiling and French doors to the rear garden.

DINING KITCHEN Having a range of designer two tone fitted wall and base units, Wall units include extractor hood and underlighting. Downlights to the ceiling. Base units are set beneath contrasting

worktops which include a one and a half bowl sink, eye level oven, microwave, integrated washing machine, dishwasher, fridge freezer, tiled splash backs, side facing patio doors, rear facing window and rear facing glazed entrance door to the front garden.

FIRST FLOOR LANDING With a spindled staircase rising to the second floor landing.

BEDROOM ONE Having side facing patio doors with Juliet balcony.

EN SUITE Having a white three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, tiled floor, tiled walls, downlights to the ceiling and extractor fan.

BEDROOM TWO Having a side facing window.

BATHROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath

with mixer shower over, tiled walls, tiled floor, downlights to the ceiling, extractor fan and side facing window.

SECOND FLOOR LANDING With a spindled balustrade and rear facing glazed door to the roof terrace.

BEDROOM THREE With rear facing window.

BEDROOM FOUR With dual aspect windows to the side and rear.

OUTSIDE To the front of the property is an enclosed garden with block paved patio, lawn with borders. To the rear is a garden with lawn and block paved patio. Two allocated parking spaces.

ROOF TERRACE A fantastic private space with composite decking.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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