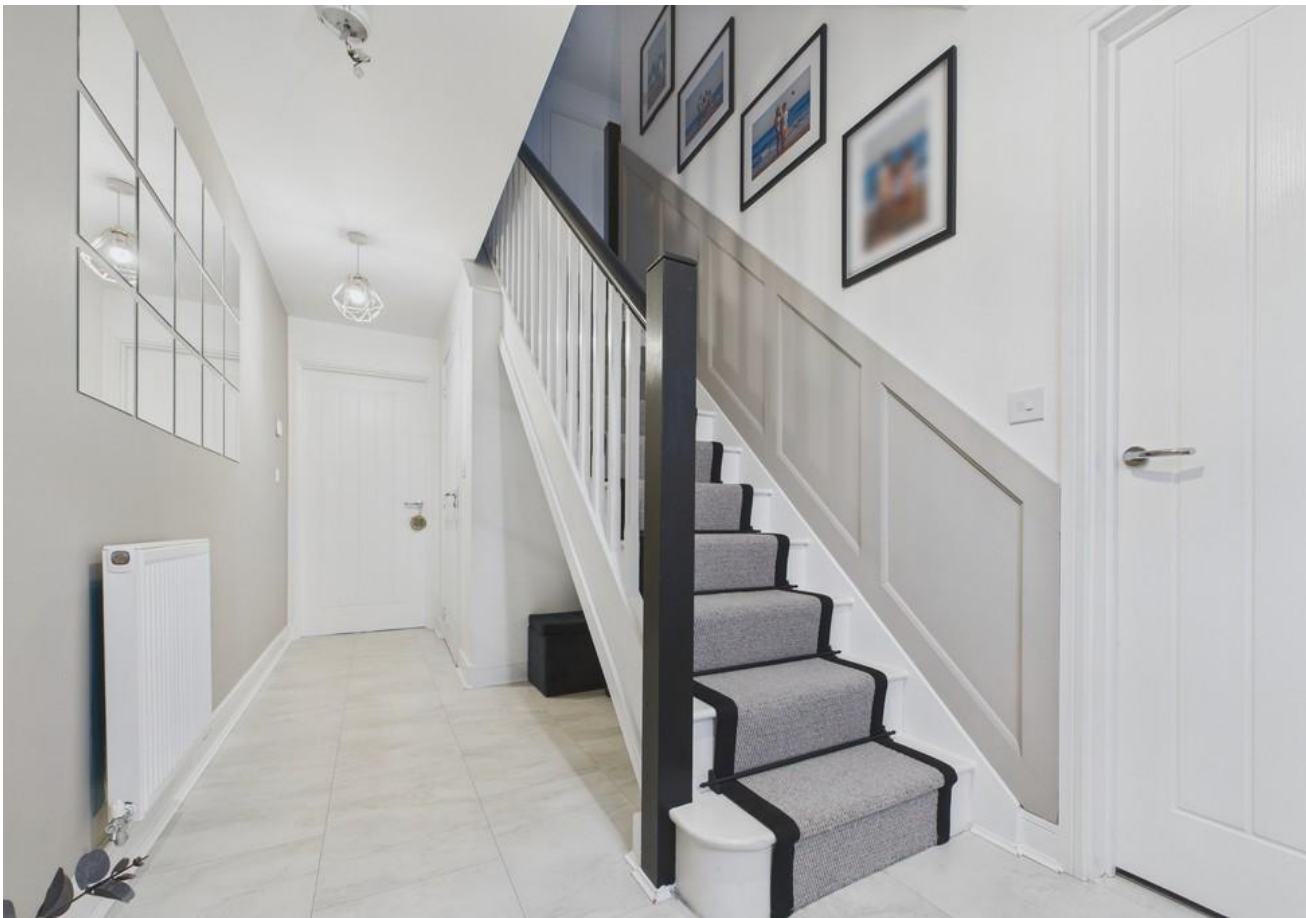


FOR SALE



Eyam Way, Waverley
Offers Over £425,000

MARTIN&CO



Eyam Way, Waverley

4 Bedrooms, 3 Bathroom

Offers Over £425,000

- Detached house
- Four bedrooms
- Two en suites
- High specification
- Commuter links

This attractive modern home, set on a corner plot within the popular Waverley development, offers an impressive amount of living space and a stylish finish throughout. Waverley has become one of the region's most desirable areas for families and professionals, thanks to its excellent commuter links, well-regarded schools, and a growing number of local amenities. Positioned close to the Sheffield Parkway, the M1 and M18, the location makes commuting across South Yorkshire and beyond exceptionally convenient. Nearby, the AMRC and Advanced Manufacturing Park provide a thriving business hub, while Rotherham, Sheffield, and Meadowhall are all just a short drive away.



Eyam Way sits within easy reach of a range of everyday essentials. A short distance away, Morrisons and Aldi offer plenty of choice for food shopping, while Waverley's own "Olive Lane" retail area brings together a mix of independent shops, cafés, and fitness facilities. For families, the area benefits from excellent educational options including Waverley Junior Academy, which has built a strong reputation locally. The surrounding community is known for being safe and family-friendly, with green spaces and walking routes around Waverley Lake and Catcliffe Nature Reserve providing a great way to

unwind outdoors.

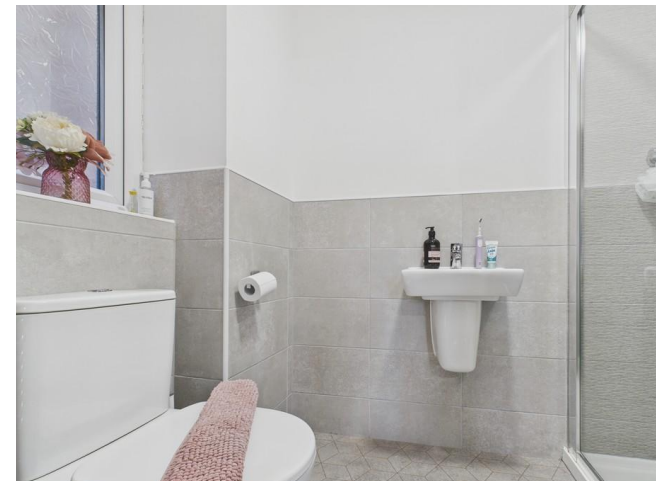
From the moment of entering, the home delivers a sense of quality and balance. The entrance hall sets a welcoming tone, with a spindled staircase leading up to the first floor. The dual aspect lounge is a bright and comfortable room, featuring a bay window to the front that brings in plenty of natural light, complemented by a rear aspect overlooking the garden. The space works well for both everyday living and relaxed entertaining.

The kitchen and dining area form the heart of the home – spacious, practical, and well-planned for family life. The Shaker-style fitted units combine with modern integrated appliances, including an oven, hob, extractor, and fridge freezer, all contributing to a clean and polished look. The generous layout easily accommodates a dining table, creating an ideal spot for both casual meals and social occasions. Adjoining the kitchen is a separate utility room, offering additional storage and plumbing for both a washing machine and dryer, as well as providing access to the rear garden. A

ground floor WC completes the layout on this level.

Upstairs, the property continues to impress with four double bedrooms, each offering a sense of space that makes this home stand out. Two of the bedrooms benefit from modern en suite shower rooms, providing privacy and convenience, while the remaining rooms are served by a family bathroom fitted with a contemporary three-piece suite. Built-in wardrobes add useful storage, helping maintain the clean, uncluttered feel throughout the home.

Externally, the house enjoys a generous corner plot that provides both presence and practicality. To the front, there's a neat garden area with shrub borders alongside a double driveway that leads to an integral single garage. The rear garden is enclosed and designed for low maintenance, with a combination of patio, lawn, and decking that offers flexibility for outdoor dining, play space, or simply relaxing in the warmer months.



Altogether, this property offers an excellent combination of space, finish, and location. Its modern layout suits a range of lifestyles – from growing families to those needing extra home office space – while its position within Waverley makes it both convenient and desirable. The quality of presentation and thoughtful design make this a standout home ready for its next chapter.

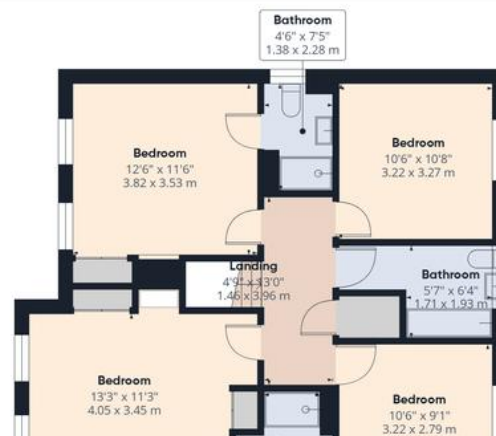


Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾

1351 ft²
125.6 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

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