

Saxton Mee

Saxton Mee



Derwent Chase Waverley Rotherham S60 8AT
Offers In The Region Of £495,000



Derwent Chase

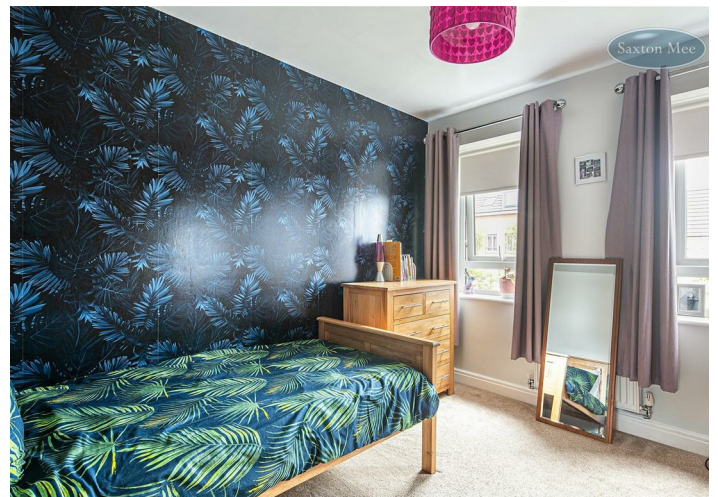
Rotherham S60 8AT

Offers In The Region Of £495,000

**** SOUTH FACING GARDEN ** FREEHOLD **** Situated on this highly sought after estate is this five bedroom, three bathroom, two reception room executive family home which enjoys a stunning, south facing rear garden and benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating. Set over three spacious levels, the tastefully decorated living accommodation briefly comprises, front composite door which opens into the entrance hall with an under stair storage cupboard and access into the lounge, dining room and kitchen. The lounge has a bay window allowing natural light. The separate dining room again has a bay window making this a bright and airy room. The hub of this home is the stunning kitchen/breakfast room which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the five gas ring hob with extractor above. Integrated appliances include double electric oven and dishwasher. There is an island, ample space for a dining table and chairs and uPVC doors opening onto the rear garden. There is then access into a useful utility room with housing and plumbing for a washing machine and tumble dryer along with a rear entrance door and a downstairs WC. From the entrance hall, a staircase rises to the first floor landing with access into three bedrooms and a bathroom. The master comes with the added advantage of an en suite with double shower enclosure and a dressing room with fitted wardrobes. The principal bathroom comes with a four piece suite including bath, shower enclosure, WC and wash basin. A further staircase rises to the second floor landing with access into the boarded loft space, two further bedrooms and a shower room. Bedroom three is an excellent double and has both front and Velux windows allowing lots of natural light. The shower room comes with a shower enclosure, WC and wash basin.

- VIEWING IS ESSENTIAL
- STUNNING FIVE BEDROOM, THREE BATHROOM EXECUTIVE FAMILY HOME
- DRIVEWAY, DETACHED GARAGE & SOUTH FACING REAR GARDEN
- LOUNGE, DINING ROOM & KITCHEN
- UTILITY & DOWNSTAIRS WC
- SOUGHT AFTER LOCATION WITH EXCELLENT COMMUTER LINKS
- LOCAL SCHOOL & OPEN COUNTRYSIDE ON YOUR DOORSTEP





OUTSIDE

To the front is a driveway providing off-road parking which leads to the detached garage. Front lawn. To the rear is the fully enclosed, south facing rear garden which includes a good size patio, perfect for outside dining and entertaining and a lawn with planted borders. Pergola with jacuzzi.

LOCATION

Located on the highly sought-after Waverley Development, this stunning estate has countryside walks as well as Waverley Lake on your doorstep, excellent commuting links via the M1 and a range of fantastic local amenities - including Rother Valley Country Park. The estate comes with its own playground/park. Due to open early next year is the Olive Lane development, this new district centre will include the community centre, GP/medical centre, shops, cafes/bars, restaurants, convenience store etc.

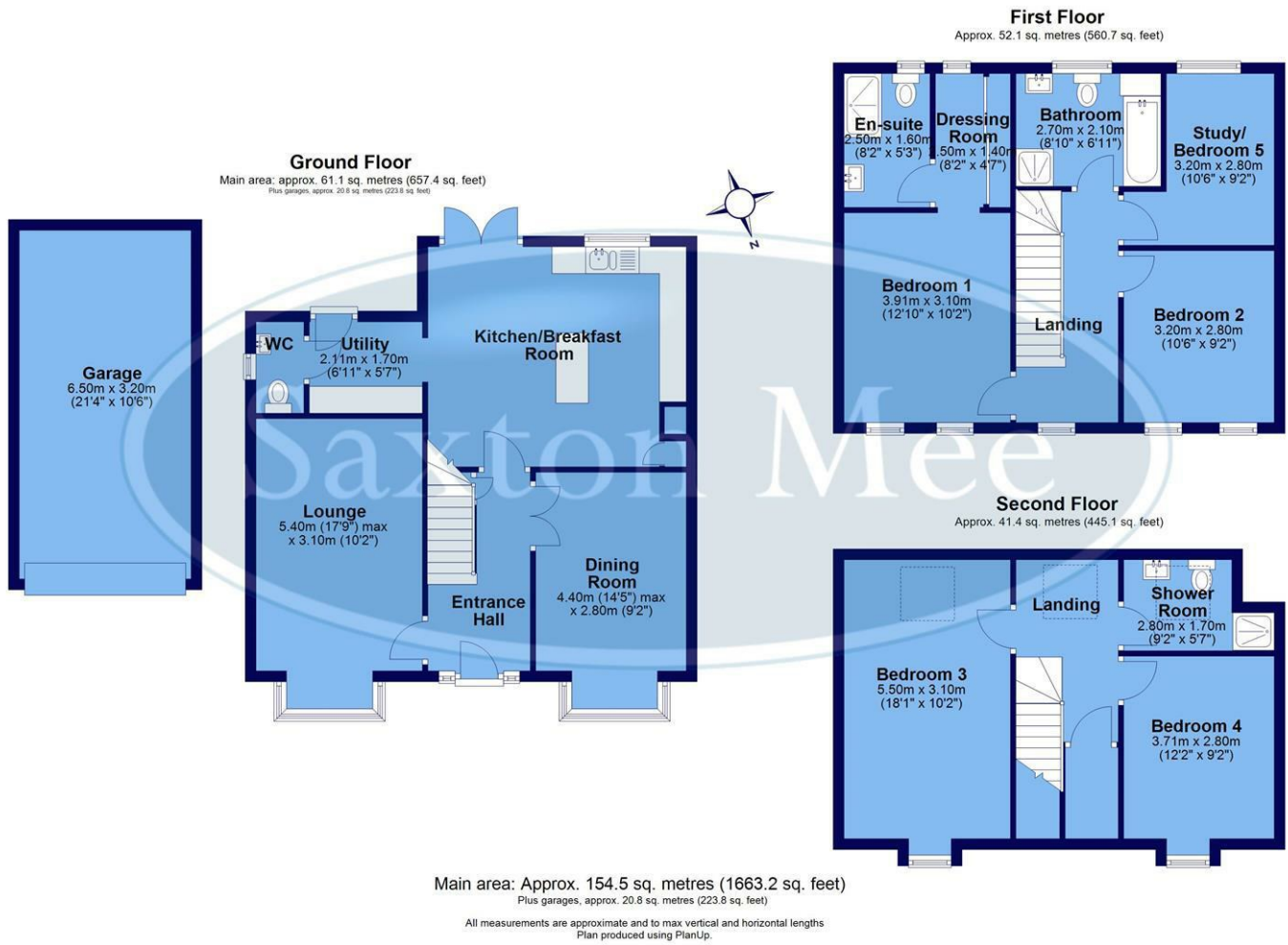
MATERIAL INFORMATION

The property is Freehold and Council Tax Band E.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
89	90		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A	(82-91) A		
(81-91) B	(61-81) B		
(69-80) C	(55-60) C		
(55-68) D	(39-54) D		
(39-54) E	(21-38) E		
(21-38) F	(1-20) F		
(1-20) G	(1-20) G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC