



1 Holmesfield Grove  
Waverley, Rotherham

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A Contemporary Four Bedroomed  
Detached Family Residence...





1 Holmesfield Grove

## Welcome to 1 Holmesfield Grove

Positioned within the sought-after Waverley development and being situated on a corner plot within a cul-de-sac is 1 Holmesfield Grove, a fabulous four bedroomed detached home. One of the main advantages of this family home is its well-proportioned, low maintenance garden, which offers a pleasant outdoor space.

The property offers generous accommodation that is ideal for every day family living and includes a bright and airy lounge, a spacious dining kitchen with integrated appliances, three good-sized double bedrooms and two bathrooms. Set within the garden is a versatile summer house and a superb seating terrace that has provision for a hot tub.

The property is situated in a fabulous location and boasts easy accessibility to an array of nearby conveniences. These include an assortment of supermarkets, public houses, and walking routes accessible from the doorstep, including the Waverley Lakes and Park. The area also boasts reputable local schools, with the Waverley Junior Academy conveniently situated within the development. Furthermore, the home is ideally positioned for reaching the AMRC Manufacturing Park, as well as the M1 and M18 motorway networks which gives access to surrounding major cities, including Leeds and Nottingham.

**The property briefly comprises on the ground floor:** Entrance hall, lounge, dining kitchen, utility room, storage cupboard, WC, summer house and shed.

**On the first floor:** Landing, master bedroom, master en-suite, bedroom 2, bedroom 3, bedroom 4 and family bathroom.

### Ground Floor

A composite entrance door with a double glazed obscured panel and a matching side panel opens to the:

#### Entrance Hall

Having a flush light point, central heating radiator with a decorative cover, telephone point and timber effect flooring. Double timber doors with glazed panels open to the lounge and a timber door also opens to the dining kitchen.

#### Lounge

15'3 x 15'1 (4.65m x 4.60m)  
A bright and airy reception room with front and rear facing UPVC double glazed windows, flush light point, central heating radiator, TV/aerial point, telephone point and timber effect flooring. Double UPVC doors with double glazed panels and matching side panels open to the garden at the right side of the property.

#### Dining Kitchen

21'4 x 12'6 (6.50m x 3.81m)

A superb dining kitchen with front, side and rear facing UPVC double glazed windows, recessed lighting, pendant light point, central heating radiators (one with a decorative cover), TV/aerial point and timber effect flooring. There's a range of fitted base/wall and drawer units, incorporating matching timber work surfaces, upstands, over-cabinet lighting and an inset 1.5 bowl Franke stainless steel sink with a Hansgrohe chrome mixer tap. The work surface extends to provide breakfast seating for three chairs. The integrated appliances include a four-ring gas hob with an extractor hood above, Zanussi oven and grill and a Bush dishwasher. There is also space/provision for a freestanding fridge/freezer. An opening gives access to the utility room.

#### Utility Room

Having a flush light point, central heating radiator and timber effect flooring. There's a range of fitted base and wall units, incorporating a matching timber work surface, upstands and having space/provision for an automatic washing machine. Timber doors open to the storage cupboard and WC. A composite door with a double glazed panel also opens to the rear of the property.

#### Storage Cupboard

Providing useful storage.



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### Lounge

15'3 x 15'1 (4.65m x 4.60m)

A bright and airy reception room with front and rear facing UPVC double glazed windows, flush light point, central heating radiator, TV/aerial point, telephone point and timber effect flooring. Double UPVC doors with double glazed panels and matching side panels open to the garden at the right side of the property.



A Bright and Spacious  
Reception Room...





1 Holmesfield Grove

## Occupying a Corner Plot and Situated in the Sought-After Waverley Estate and Closeby to the M1 and M18 Motorway Networks

### WC

Having a side facing UPVC double glazed obscured window, pendant light point, tiled walls, central heating radiator and timber effect flooring. There's a Roca suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a Hansgrohe chrome mixer tap.



### WC

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From the entrance hall, a staircase with a timber hand rail and balustrading rises to the:

### First Floor

#### Landing

Having a rear facing UPVC double glazed window, flush light point and a central heating radiator. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom. Access can also be gained to the loft space.

#### Master Bedroom

12'9 x 11'7 (3.89m x 3.53m)

A sizeable double bedroom with side facing UPVC double glazed windows, pendant light point, central heating radiator and a TV/aerial point. There's a range of fitted furniture by Hammonds, incorporating long hanging and shelving. A timber door opens to the master en-suite.

#### Master En-Suite

Having a front facing UPVC double glazed obscured window, recessed lighting, extractor fan, tiled walls, wall mounted mirrored storage cabinet, central heating radiator and timber effect flooring. There's a Roca suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a Hansgrohe chrome mixer tap. To one corner, there's a separate shower enclosure with a fitted rain head shower and a glazed screen/door.

#### Bedroom 2

11'7 x 8'5 (3.53m x 2.57m)

A double bedroom with a side facing UPVC double glazed window, flush light point, central heating radiator and timber effect flooring.

#### Bedroom 3

9'6 x 8'6 (2.90m x 2.59m)

Having front and side facing UPVC double glazed windows, flush light point, central heating radiator and timber effect flooring.

### Bedroom 4

9'4 x 5'11 (2.84m x 1.80m)

Having a front facing UPVC double glazed window, flush light point, central heating radiator and timber effect flooring. There's a range of fitted furniture, incorporating short hanging and drawers.

### Family Bathroom

A modern family bathroom with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, tiled walls, wall mounted mirrored storage cabinet, central heating radiator and timber effect flooring. There's a Roca suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a Hansgrohe chrome mixer tap. To one corner, there's a panelled bath with a Hansgrohe chrome mixer tap.

### Exterior and Gardens

To the front of the property, there's a stone flagged path, which is flanked by lawn and provides access to the main entrance door with exterior lighting above.

Accessed from the lounge and rear of the property is the garden at the right side of the property. The Astro turf garden comprises exterior lighting, timber benches and planters. The garden also has a timber decked seating terrace with up-lighters and space/provision for a hot tub. Access can be gained to the lounge, summer house and shed. A timber pedestrian gate also opens to the rear of the property. The garden is fully enclosed by brick walling and fencing.

### Summer House

17'2 x 8'10 (5.23m x 2.69m)

A versatile space with a flush light point and engineered timber flooring. To one wall, there's a range of fitted base/wall and drawer units, incorporating a work surface and a Husky wine cooler. Double sliding UPVC doors with double glazed panels and matching side panels open to the garden.

### Shed

Having a glazed window and providing useful storage.

To the rear of the property, there's a block paved driveway, providing parking for two vehicles with exterior lighting and a water tap. Access can be gained to the right side of the property and utility room.

### Utility Room

Having a flush light point, central heating radiator and timber effect flooring. There's a range of fitted base and wall units, incorporating a matching timber work surface, upstands and having space/provision for an automatic washing machine. Timber doors open to the storage cupboard and WC. A composite door with a double glazed panel also opens to the rear of the property.





**Master Bedroom**  
12'9 x 11'7 (3.89m x 3.53m)

A sizeable double bedroom with side facing UPVC double glazed windows, pendant light point, central heating radiator and a TV/aerial point. There's a range of fitted furniture by Hammonds, incorporating long hanging and shelving. A timber door opens to the master en-suite.

A Fabulous Master  
Bedroom Suite



**Master En-Suite**  
11'7 x 8'5 (3.53m x 2.57m)

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**Bedroom 3**  
9'6 x 8'6 (2.90m x 2.59m)

Having front and side facing UPVC double glazed windows, flush light point, central heating radiator and timber effect flooring.



**Bedroom 2**  
11'7 x 8'5 (3.53m x 2.57m)

A double bedroom with a side facing UPVC double glazed window, flush light point, central heating radiator and timber effect flooring.



**Family Bathroom**

A modern family bathroom with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, tiled walls, wall mounted mirrored storage cabinet, central heating radiator and timber effect flooring. There's a Roca suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a Hansgrohe chrome mixer tap. To one corner, there's a panelled bath with a Hansgrohe chrome mixer tap.

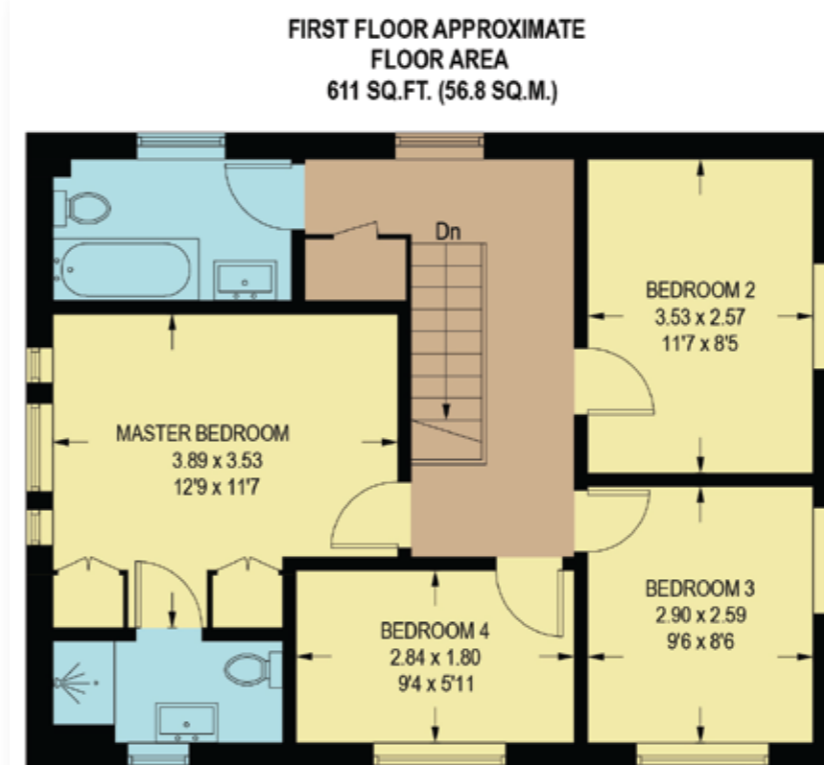
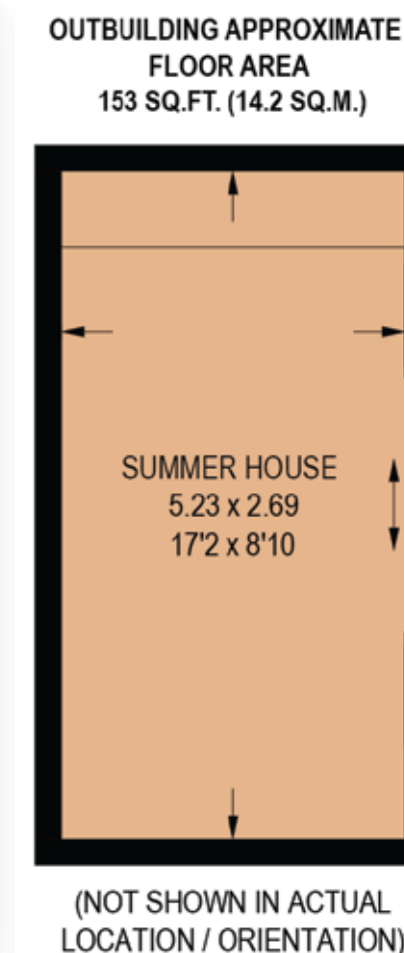
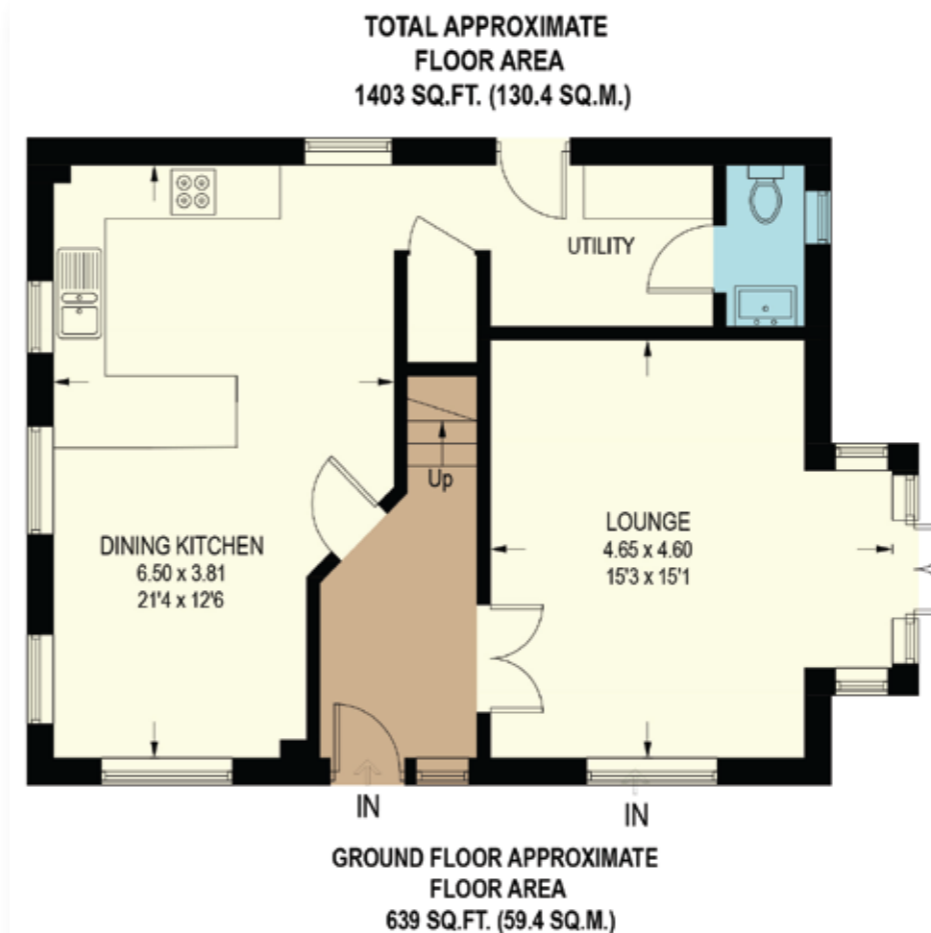






**Summer House**  
17'2 x 8'10 (5.23m x 2.69m)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** D

**Maintenance Charge:** Approximately £150 per annum for general site maintenance.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested



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South Yorkshire S60 8WF

**Offers in the Region of £360,000**