



7 Creswell Drive

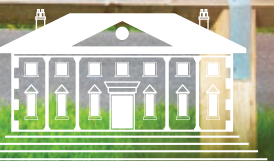
Waverley, Rotherham



Blenheim
Park Estates



A Modern Four Bedroomed
Detached Family Home





7 Creswell Drive

Welcome to 7 Creswell Drive

Positioned within the sought-after Waverley estate is this fabulous four bedroomed detached home. The property was built in 2022 with approximately £30,000 of upgrades to the specification and landscaping of the garden, and offers light and spacious accommodation that is ideal for 21st century family living.

The heart of the home is the open plan dining kitchen that is well-appointed and connects through patio doors to the low-maintenance rear garden. There is also a good-sized lounge, a downstairs WC and on the first floor are four bedrooms, including a master bedroom with an en-suite, and a separate family bathroom.

The property is situated in a fabulous location and has convenient access to local amenities. These comprise of a range of supermarkets, public houses and walks from the doorstep, such as the Waverley Lakes and Park. There is also good local schooling in the area, including the Waverley Junior Academy which is located on the development. Additionally, the property is conveniently positioned for access to the AMRC Manufacturing Park and the M1 and M18 motorway networks for comfortable commutes to the surrounding major cities, including Leeds and Nottingham.

The property briefly comprises on the ground floor: Entrance hall, WC, lounge, dining kitchen, utility cupboard and under-stairs storage cupboard.

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 panel opens to the:

Entrance Hall

Having pendant light points, a central heating radiator and timber effect flooring. Timber doors open to the WC, dining kitchen, lounge and under-stairs storage cupboard.

WC

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

Lounge

16'4 x 10'8 (4.98m x 3.25m)

A good-sized lounge with a front facing UPVC double glazed window, pendant light points, central heating radiator and a TV/aerial point.

Dining Kitchen

17'11 x 13'5 (5.46m x 4.09m)

Providing the heart of the home is the well-appointed dining kitchen. Having a rear facing UPVC double glazed window, flush light points, central heating radiator and timber effect

flooring. There's a range of fitted base/wall and drawer units, incorporating matching quartz work surfaces, upstands, under-counter and plinth lighting and an inset 1.5 bowl Carron Phoenix stainless steel sink with a Franke chrome mixer tap. The work surface extends to provide breakfast seating for three chairs. Appliances include an AEG four-ring induction hob with an extractor hood over, AEG fan assisted oven and a separate grill, AEG dishwasher, AEG full-height fridge/freezer and Caple wine cooler. Double UPVC doors with double glazed panels open to the rear garden. A timber door opens to the utility cupboard.

Utility Cupboard

Having a fitted work surface with space/provision for an automatic washing machine. Also housing the Ideal boiler.

From the entrance hall, a staircase with a timber hand rail, balustrading and a useful under-stairs storage cupboard rises to the:

First Floor

Landing

Having pendant light points, central heating radiator and access can be gained to the loft space. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom. Double timber doors also open to a storage cupboard.

Master Bedroom

13'9 x 8'11 (4.19m x 2.72m)

A master bedroom suite with a front facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial/data point. A timber door opens to the master en-suite.



Lounge
16'4 x 10'8 (4.98m x 3.25m)

A good-sized lounge with a front facing UPVC double glazed window, pendant light points, central heating radiator and a TV/aerial point.

A Good-Sized
Reception Room...

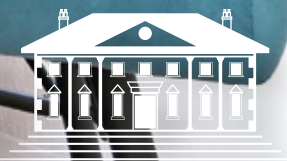


Dining Kitchen

17'11" x 13'5" (5.46m x 4.09m)

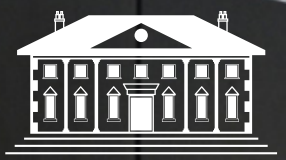
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A Light & Spacious
Open Plan Dining Kitchen





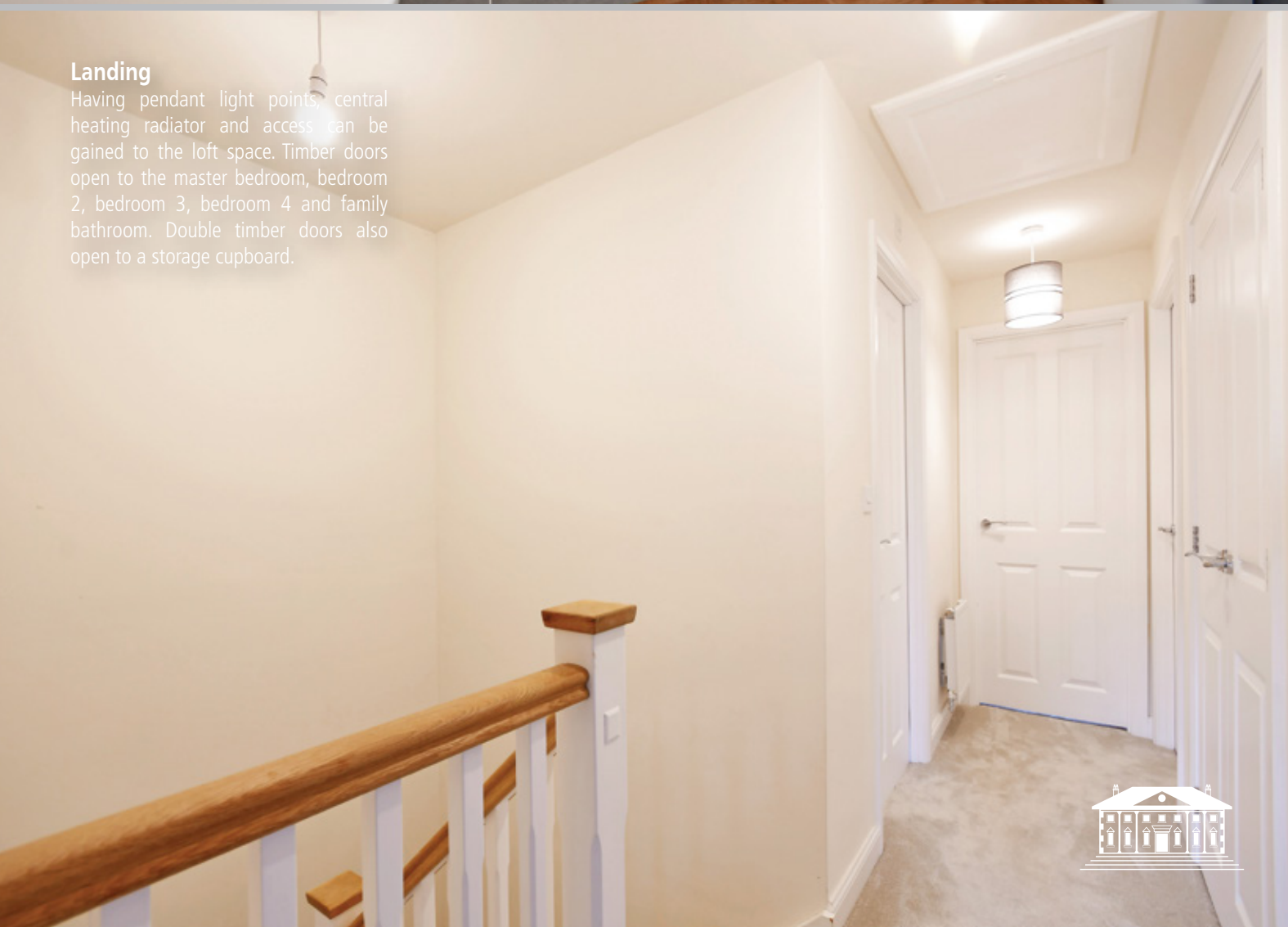
A Modern Kitchen, Finished to
to a Superb Standard





WC

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Landing

Having pendant light points, central heating radiator and access can be gained to the loft space. Timber doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom. Double timber doors also open to a storage cupboard.

7 Creswell Drive



Located in the Sought-After Waverley Estate and Offering Light and Spacious Accommodation

Master En-Suite

Having a flush light point, extractor fan, partially tiled walls, mirrored cabinet, shaver point and a central heating radiator. There's a Geberit suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a Bristan chrome mixer tap. To one wall, there's a separate shower enclosure with a fitted Mira shower and a glazed screen/door.

Bedroom 2

9'9 x 9'2 (2.97m x 2.79m)
Another double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

glazed obscured window, flush light point, extractor fan, partially tiled walls and a central heating radiator. There's a Geberit suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a Bristan chrome mixer tap. Also having a panelled bath with a Bristan chrome mixer tap, a fitted Aqualisa shower and a glazed screen.

Exterior and Gardens

To the front of the property, there's a lawned area and a stone flagged path, with a gravelled border to one side, gives access to the main entrance door with exterior lighting.

To the left side of the property, there's a driveway providing parking for



Bedroom 3

8'8 x 8'3 (2.64m x 2.51m)
Having a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Bedroom 4

8'6 x 6'11 (2.59m x 2.11m)
Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

Family Bathroom

A contemporary family bathroom with a side facing UPVC double

several vehicles and access can be gained to the garage. A timber pedestrian gate also opens to the rear.

Garage

Having an up-and-over door, light and power.

To the rear of the property, there's a stone flagged seating terrace with an external power point, water tap and a gravelled decorative border. The terrace has also been reinforced and designed to fit a hot tub. Access can be gained to the dining kitchen. Also having an Astro-turf lawn and a stone flagged area to the rear of the garage for bin storage. The garden is fully enclosed by fencing.

Master Bedroom

13'9 x 8'11 (4.19m x 2.72m)

A master bedroom suite with a front facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial/data point. A timber door opens to the master en-suite.





Master En-Suite

Having a flush light point, extractor fan, partially tiled walls, mirrored cabinet, shaver point and a central heating radiator. There's a Geberit suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a Bristan chrome mixer tap. To one wall, there's a separate shower enclosure with a fitted Mira shower and a glazed screen/door.



Bedroom 4

8'6 x 6'11 (2.59m x 2.11m)

Having a rear facing UPVC double glazed window, pendant light point and a central heating radiator.



Bedroom 2

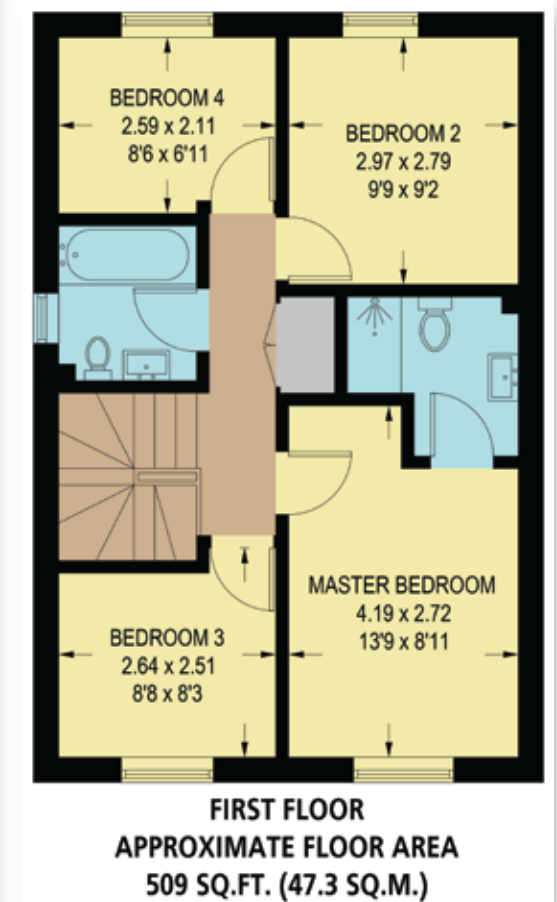
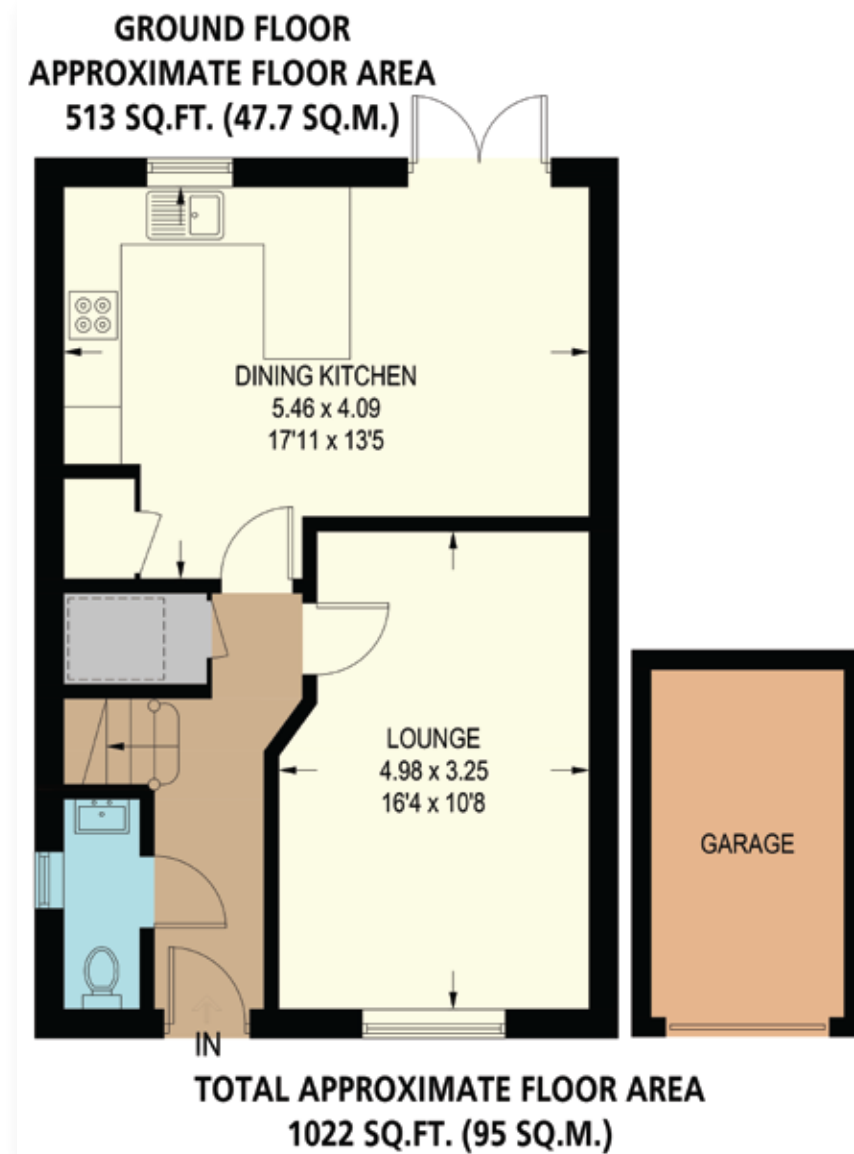
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Exterior and Gardens

To the front of the property, there's a lawned area and a stone flagged path, with a gravelled border to one side, gives access to the main entrance door with exterior lighting.

To the left side of the property, there's a driveway providing parking for several vehicles and access can be gained to the garage. A timber pedestrian gate also opens to the rear.

Garage

Having an up-and-over door, light and power.

To the rear of the property, there's a stone flagged seating terrace with an external power point, water tap and a gravelled decorative border. The terrace has also been reinforced and designed to fit a hot tub. Access can be gained to the dining kitchen. Also having an Astro-turf lawn and a stone flagged area to the rear of the garage for bin storage. The garden is fully enclosed by fencing.

A Superb Low-Maintenance
Landscaped Rear Garden



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: D

Maintenance Costs: 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 and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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Waverley, Rotherham, South Yorkshire S60 8DJ

Offers in the Region of £345,000