Crucible

Homes



Ashbourne Way Rotherham, S60 8AD Asking Price Of £295,000



Overview

Beautifully presented Three bedroom semi detatched house

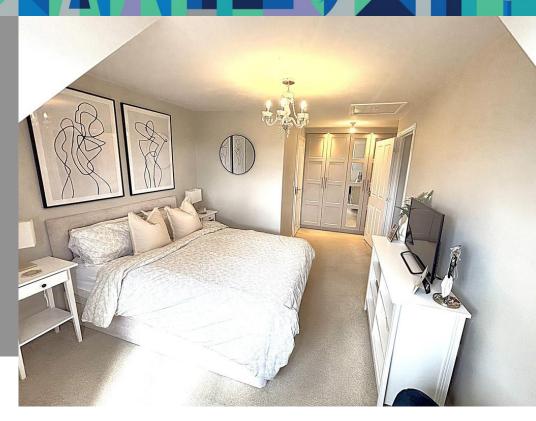
An extended kitchen fitted with new integrated appliances and stylish units, perfect for entertainin

Two bathrooms: a sleek family bathroom and a private en-suite to the top-floor primary bedroom

Low Maintenance Rear Garden

Ample Off-road parking

Just moments from Sheffield



Description

Stylish 3-Bedroom Semi-Detached Home in Sought-After Waverley Location

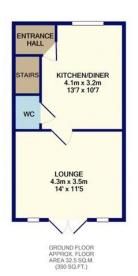
Nestled on the desirable Ashbourne Way in Waverley (S60 8AD), this beautifully presented three-bedroom semi-detached home offers spacious, modern living across three floors, ideal for families, professionals, or anyone seeking contemporary comfort in a thriving community.

Built in 2016, the property spans approximately 986 sq ft and boasts a thoughtfully designed layout featuring:

- Three well-proportioned bedrooms, including two with high-spec fitted wardrobes and a custom-built dressing area
- Two bathrooms: a sleek family bathroom and a private en-suite to the top-floor primary bedroom
- Downstairs WC for added convenience
- An extended kitchen fitted with new integrated appliances and stylish units, perfect for entertaining and storage
- New flooring throughout the ground floor, enhancing both style and durability including built in foot matts

Further benefits include a newly landscaped rear garden, complete with elegant white porcelain tiling, ideal for outdoor dining and relaxation. The property also features hard-wired external









APPROX. FLOOF AREA 32.4 SQ.M. (349 SQ.ET.)

TOTAL APPROX. FLOOR AREA 91.6 SQ.M. (986 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, medows, comma and any other floor are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

electrics and CCTV for added peace of mind, plus a new composite front door offering both security and kerb appeal.

Additional highlights:

- Off-road parking for two vehicles
- Within catchment for Waverley Junior Academy
- Just moments from Sheffield Parkway, offering excellent transport links to Sheffield, Rotherham & the M1
- Walking distance to the exciting new Olive Lane development with future shops, cafés, and amenities

This is a rare opportunity to own a modern, move-in ready home in one of the region's fastest-growing and most connected communities.

Early viewing is highly recommended.

Call us now! - 01709 500333





