

98 Cherry Wood Way, Waverley, Rotherham, S60 8BX

£350,000

AN EXTENDED THREE/FOUR BEDROOM SEMI DETACHED HOUSE OFFERING SPACIOUS AND VERSATILE LIVING ACCOMMODATION.

The present occupiers have extended the ground floor accommodation to enhance the bright and airy open plan Living Kitchen and to also add an Office/Study.

The accommodation briefly comprises: Reception Hall, fitted Kitchen, Utility Room, Cloakroom, extended Living Room and Office/Study. To the first floor are two Bedrooms (one having En-Suite) With two further Bedrooms and family Bathroom to the second floor.

The Waverley development is only a moments drive from the Sheffield Parkway and M1 intersection and is served by a local School and family Pub/Restaurant.

PROPERTY SUMMARY

The property was constructed by messrs. Avant Homes in 2019 and over recent years has been both extended and upgraded by the present occupiers. The accommodation is complimented by uPVC double glazing, gas central heating, Oak internal doors, Amtico flooring to the ground floor and a fitted Kitchen. An extension to the rear has enhanced the Living Room and also added a useful Study/Office.

There is off-road parking for two vehicles to the side whilst the rear garden has been re-modelled to incorporate a sheltered paved patio/seating area.

RECEPTION HALL

KITCHEN 10'3" x 9'4" (3.13 x 2.85)



EXTENDED LIVING ROOM 22'1" x 13'1" (6.74 x 3.99)



STUDY/OFFICE 8'4" x 4'9" (2.56 x 1.47)



CLOAKROOM



UTILITY ROOM

FIRST FLOOR LANDING



FRONT BEDROOM/LOUNGE 14'1" x 9'8" (4.3 x 2.95)



REAR BEDROOM 11'8" x 9'8" (3.58 x 2.95)



REAR DOUBLE BEDROOM 11'10" x 8'10" (3.61 x 2.71)



EN-SUITE 7'0" x 4'1" (2.14 x 1.27)



FAMILY BATHROOM



SECOND FLOOR LANDING



OUTSIDE



FRONT DOUBLE BEDROOM 13'1" x 8'9" (4 x 2.69)



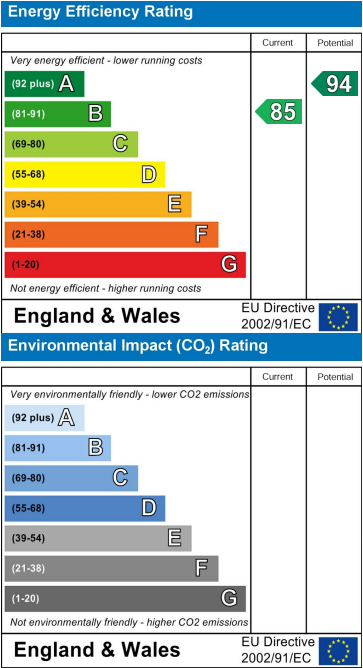
Floor Plan

Area Map



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Energy Efficiency Graph



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