



Rosewood Drive, Waverley, Rotherham, S60 8BA

Offers Over £175,000

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Why we love it

There's a lot to like about this well-planned ground floor apartment at Rosewood Drive. It's the sort of home that feels easy from the moment you walk through the door, with a practical layout, generous proportions and an open-plan living space that gives the apartment a wonderfully sociable feel.

We particularly love the balance between the accommodation and the location. Rosewood Drive forms part of the established Waverley community, a popular residential area with a modern feel and a good mix of homes. It's a setting that works particularly well for those looking for a little more space and breathing room than you might find closer to the centre, while still having everyday amenities and good connections within easy reach.

Waverley is a neighbourhood that has continued to develop into a well-connected place to live, with local facilities, green spaces and opportunities for getting out and about close by. Whether it's a quick trip for the essentials, heading into Sheffield or Rotherham, or simply enjoying some time closer to home, the location offers a useful blend of convenience and community.

Why you'll love it

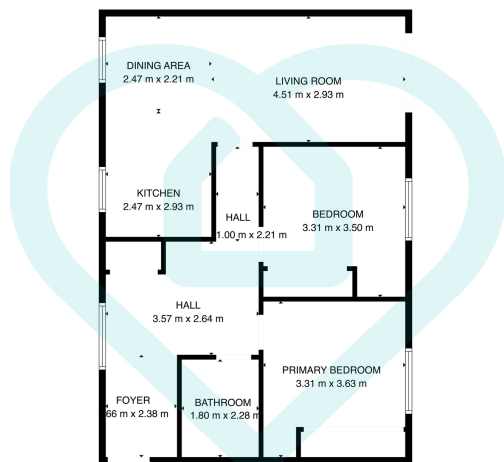
Step inside and the entrance hall immediately sets the tone, with useful storage providing somewhere to keep coats, shoes and all those everyday essentials neatly tucked away.

The apartment offers two double bedrooms, giving you plenty of flexibility. The main bedroom provides a comfortable retreat at the end of the day, while the second bedroom could work equally well as a guest room, home office or simply a second bedroom with room to make your own.

The family bathroom is conveniently positioned within the apartment, while the real centrepiece is the impressive open-plan kitchen, dining and living area.

This is a room designed around modern life. The kitchen connects naturally with the dining and living spaces, making it easy to cook while still being part of the conversation. Whether you're enjoying a





TOTAL: 72 m²
Ground floor: 72 m²
EXCLUDED AREAS: WALLS: 5 m²

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Popular Waverley Location
- Two Bedroom Apartment
- Well Presented Throughout
- Great Transport Links
- Built in 2021
- Great For First Time Buyers and Downsizers
- Ground Floor
- Open Plan Living Space
- Naturally Light Throughout
- Local Shops



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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