



Oak Dene Way, Waverley Rotherham S60 8BE

welcome to

Oak Dene Way, Waverley Rotherham

BIG IS BEAUTIFUL!! This stunning property is ideally positioned for access to a range of local amenities, including schools, green spaces, and the vibrant Olive Lane complex. Extended to the rear this property has space in abundance! CALL TODAY TO VIEW!



Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Cloakroom

The bathroom features a side-facing double-glazed window, WC, wash hand basin, and a radiator.

Lounge

Benefiting from rear-facing bi-fold doors opening into the orangery, this room also features a radiator and a range of stylish, modern fitted storage cupboards.

Reception room Two

This room features a front-facing double-glazed window and a radiator.

Kitchen

The impressive open-plan kitchen diner is a fantastic entertaining space, featuring rear-facing patio doors providing access to the garden. The high-specification kitchen boasts a range of upgraded wall and base units, a sink and drainer, integrated oven, hob, fridge freezer, and a stylish central island forming the heart of the room. A radiator completes the space.

Utility Room

The utility room is fitted with a sink and drainer, a range of wall and base units, and plumbing for both a washing machine and tumble dryer.

Conseatory

The orangery enjoys an abundance of natural light through its surrounding windows, creating a bright and inviting space, and also benefits from a radiator.

Bedroom One

The principal bedroom benefits from a front-facing double-glazed window, radiator, and built-in storage.

The accompanying en-suite comprises a shower cubicle, WC, and wash hand basin.

Bedroom Two

This bedroom benefits from a rear-facing double-glazed window, built-in storage, and a radiator.

Bedroom Three

This bedroom benefits from a rear-facing double-glazed window and a radiator.

Bedroom Four

The fourth bedroom benefits from a front-facing double-glazed window, two built-in storage cupboards, and a radiator. The en-suite shower room comprises a shower cubicle, WC, and wash hand basin.

Bedroom Five

This bedroom benefits from a rear-facing double-glazed window and a radiator.

Bathroom

The family bathroom is fitted with a paneled bath, separate shower, WC, and wash hand basin, creating a practical and well-appointed space.

Outside

To the rear of the property is a private and fully enclosed garden, featuring a decked seating area and low-maintenance artificial lawn, making it ideal for relaxing and entertaining.

To the front, a driveway provides off-road parking for two vehicles and benefits from an external electric charging point.



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Oak Dene Way, Waverley Rotherham

- FIVE BEDROOMS
- THREE BATHROOMS
- DOWNSTAIRS WC
- EV CHARGE POINT + TANDEM GARAGE
- EPC RATING - B

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF117726 - 0002

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