merryweathers
Est. 1832









41 Oak Dene Way, Waverley, Rotherham, S60 8BE

Offers Around £550,000

A luxuriously appointed and extended 5 BEDROOM DETACHED FAMILY RESIDENCE located on the modern Waverley development.
The property offers versatile and spacious accommodation including spacious Kitchen/Dining/Living Room, separate Sitting Room, Conservatory, 5 Bedrooms/3 Bathrooms, double Garage and Solar panels.
Waverley is a rapidly developing community incorporating a School,and the Olive Lane shops and restaurants located only a moments drive off the Sheffield Parkway .

RECEPTION HALL




With radiator, decorative panelling to the walls and Herringbone effect flooring. Storage cupboard

SITTING ROOM 13'7" x 9'11" (4.16 x 3.04)




With deep front facing uPVC bay window, radiator and ceiling downlighters

'L' SHAPED KITCHEN/DINING/LIVING ROOM 17'8" x 16'10" (5.39 x 5.15)







Having an extensive range of units incorporating an inset stainless steel sink with monobloc tap, island/breakfast bar with integrated electric hob and suspended extractor canopy, Electric oven and built-in fridge/freezer. Radiator, ceiling downlighters and uPVC double doors opening into the rear garden. Herringbone effect flooring which continues into the Living area with radiator, ceiling downlighters and large bi-fold doors opening into the Conservatory

CONSERVATORY 16'0" x 9'8" (4.9 x 2.97)





A bright and spacious room with sliding doors accessing the rear garden

UTILITY ROOM 6'5" x 5'1" (1.98 x 1.57)



With worktop, inset sink and base units and plumbing for washing machine.

CLOAKROOM



With close coupled W.C. wash basin, radiator and tiled walls and floor. uPVC opaque window

LANDING



With radiator

MASTER BEDROOM 12'8" x 10'7" (3.87 x 3.24)

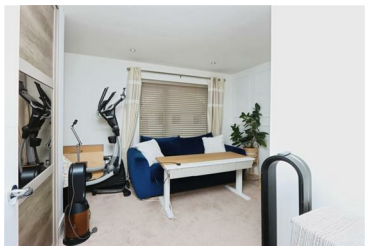



Having a deep uPVC window and radiator

EN SUITE

With walk-in shower enclosure, close coupled W.C. and feature vanity wash bowl

FRONT BEDROOM TWO 17'1" x 8'11" (5.21 x 2.74)

With two uPVC windows, fitted wardrobes and radiator

EN SUITE 7'6" x 4'11" (2.3 x 1.5)



With Shower cubicle, W.C. and wash basin, radiator and uPVC opaque window

REAR BEDROOM THREE 11'6" x 9'1" (3.52 x 2.78)



With radiator, uPVC window and built-in wardrobe

REAR BEDROOM FOUR 9'10"x 9'2" (3x 2.8)

With radiator and uPVC window

REAR BEDROOM FIVE 11'6" x 9'2" (3.51 x 2.81)

With uPVC window and radiator

FAMILY BATHROOM 6'10" x 6'5" (2.1 x 1.96)



Comprising a panelled bath with shower and screen, close coupled W.C. and vanity wash bowl, radiator

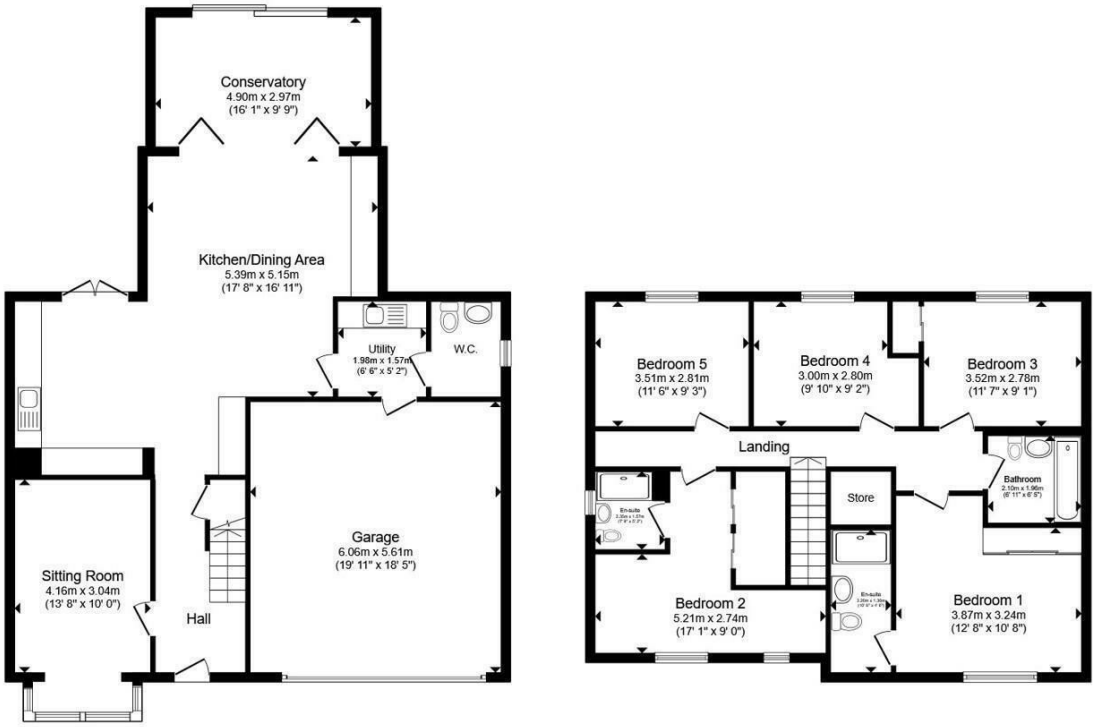
GARAGE 19'10" x 18'4" (6.06 x 5.61)

OUTSIDE



MATERIAL INFORMATION

Floor Plan



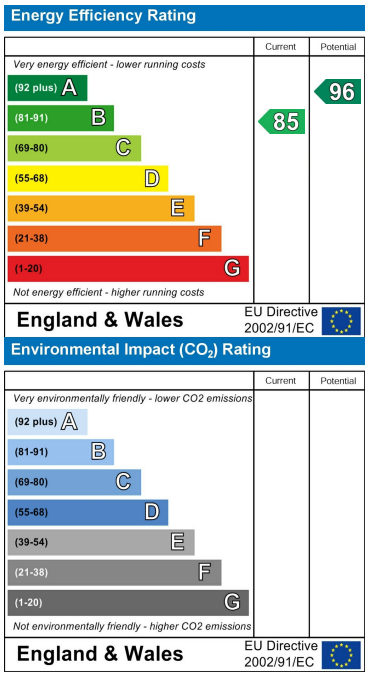
Total floor area 197.8 m² (2,129 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Area Map



Energy Efficiency Graph



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Registered in England and Wales No. 6679044

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