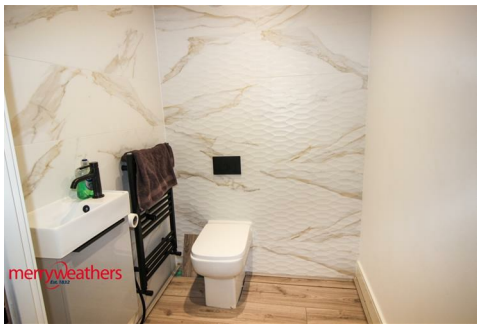
merryweathers
Est. 1832









38 Derwent Chase, Waverley, Rotherham, S60 8AT

Offers Around £490,000

READY TO MOVE INTO WITH NO VENDOR CHAIN. A viewing is highly recommended of this generous sized, executive five bedroomed detached family home, blending high-end design with effortless everyday functionality. Comprising of Large Modern Dining/Kitchen, lounge, Utility Room, ground floor W.C., five bedrooms, three bathrooms, driveway, garage. Private rear garden. Located within the sought after area on the New Waverley Estate. Ideal location for local Schools, amenities and transport links to Sheffield, Rotherham and Motorways.

Entrance Hall



A front facing composite double glazed door opens to hallway with tiled flooring. Gas central heating radiator, storage cupboard, stairs rising to first floor.

Lounge 14'3" x 10'9" (4.35m x 3.28m)



Front facing UPVC double glazed window and gas central heating radiator.

Ground Floor W.C. 5'0" x 4'8" (1.54m x 1.43m)



White suite comprising of low flush W.C., wash hand basin, heated towel rail. Partial tiling.

Utility Room 7'3" x 3'2" (2.21m x 0.97m)

With plumbing for washing machine and work surface.

Dining/Kitchen 29'1" x 13'4" (8.89m x 4.07m)



Fitted with modern base and wall units, work surfaces and partial splashbacks, integrated oven, microwave, hob and extractor fan, sink unit with instant hot water tap and drainer, two gas central heating radiators, built in dishwasher, washing machine and fridge/freezer, partial tiling rear UPVc double glazed window and rear Bi folding doors to rear garden.

First Floor

Stairs rise to first floor landing with loft access and storage cupboard.

Bedroom One 15'3" x 12'5" (4.67m x 3.79m)



With fitted wardrobes. Front facing UPVC double glazed window, Gas central heating radiator. Door opens to en suite.

En suite 7'4" x 5'4" (2.24m x 1.63m)



White suite comprising of low flush W C. wash hand basin, heated towel rail and walk in shower with screening. Partial tiling

Bedroom Two 14'8" x 8'9" (4.49m x 2.69m)



With fitted wardrobes, rear facing UPVC double glazed window and gas central heating radiator

Bedroom Three 13'7" x 11'2" (4.15m x 3.42m)




Two Front UPVC double glazed window, fitted wardrobes and gas central heating radiator.

Bedroom Four 10'5" x 9'10" (3.20m x 3m)



With rear UPVC double glazed window and gas central heating radiator.

Bedroom Five 10'2" x 9'2" (3.11m x 2.81m)



Fitted with rear UPVC double glazed window, fitted wardrobes and gas central heating radiator.

Bathroom 9'10" x 7'3" (3m x 2.21m)




Family four piece bathroom suite in white, comprising low flush W.C. wash hand basin, stand alone bath, walk in shower with screening, side facing UPVC double glazed window and heated towel rail. Partial tiling.

Garage

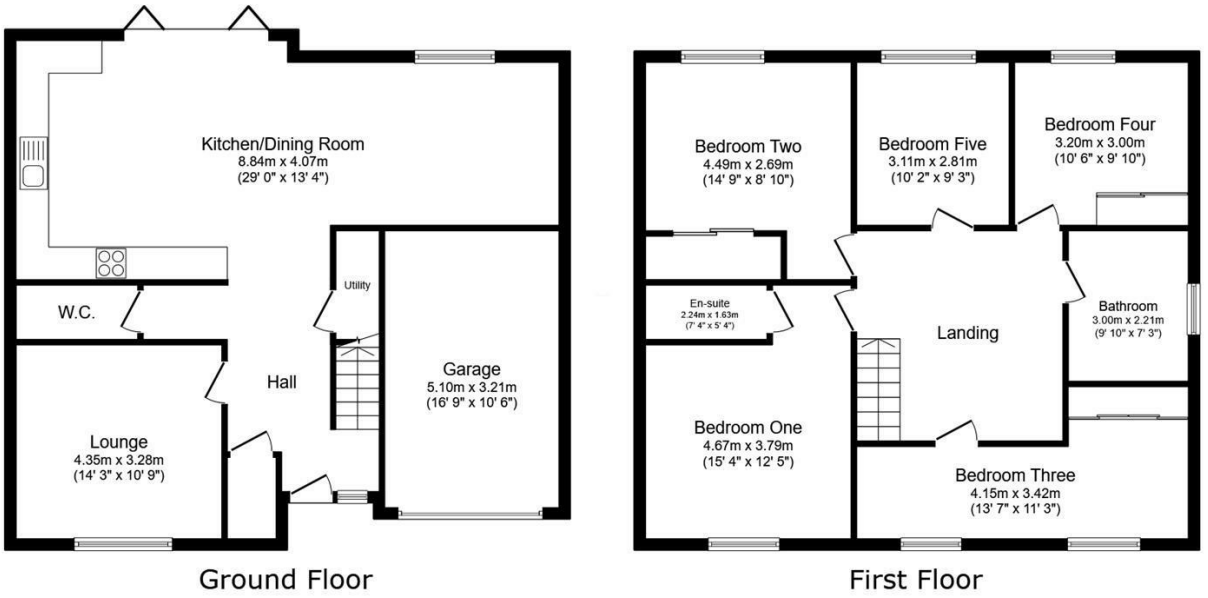
With electric roller door, with power and lighting.

Outside



Front driveway leads to front door and garage, with lawn and borders, side paths to both sides with gated access leading to rear garden which is mainly laid to lawn with patio area and fencing panels.

Floor Plan



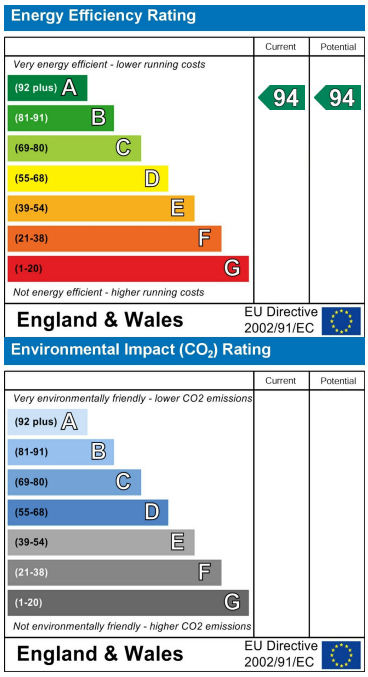
Total floor area: 173.8 sq.m. (1,871 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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