



Plover Way, Waverley, S60 8EE

£267,500

3 1 1



This beautifully presented three-bedroom semi-detached property offers an ideal blend of contemporary design and practical family living, perfectly suited to first-time buyers, growing families, or those looking to downsize without compromise. Upon entering the home, you are welcomed by a bright and inviting entrance hallway, providing access to the principal ground floor accommodation and stairs leading to the first-floor landing. A convenient ground floor cloakroom/W.C. adds to the practicality of the layout. To the front of the property, a well-proportioned lounge offers a comfortable and relaxing living space, enhanced by natural light from the front-facing aspect. To the rear, the heart of the home is the impressive full-width dining kitchen, thoughtfully fitted with a range of modern units and integrated appliances. This spacious area provides ample room for both dining and entertaining, with direct access leading out to the rear garden—perfect for indoor-outdoor living during the warmer months. The first floor hosts three well-appointed bedrooms. The principal bedroom benefits from its own en-suite shower room, creating a private retreat. Two further bedrooms offer versatility for family, guests, or home office use, and are served by a contemporary family bathroom/W.C. Externally, the property enjoys gardens to both the front and rear, providing pleasant outdoor spaces for relaxation and recreation. In addition, off-road parking ensures convenience for homeowners and visitors alike. Waverley is a modern and fast-growing residential district ideally positioned between Rotherham and Sheffield. Developed on the site of the former Orgreave colliery, it has transformed into one of South Yorkshire's most desirable new communities, combining contemporary housing with excellent amenities, green spaces, and superb connectivity. At the heart of Waverley is a thoughtfully designed neighbourhood centred around a picturesque lake, landscaped parkland, and a range of local facilities. Residents benefit from a strong sense of community, with a primary school, shops, cafes, and leisure spaces all within easy reach. The area has been carefully planned to offer a balance of modern living and open space, making it particularly attractive to families and professionals alike. A major highlight of the area is its close proximity to the Advanced Manufacturing Park, a world-renowned hub for innovation and engineering. Home to global organisations such as Rolls-Royce and Boeing, the park has brought significant investment and

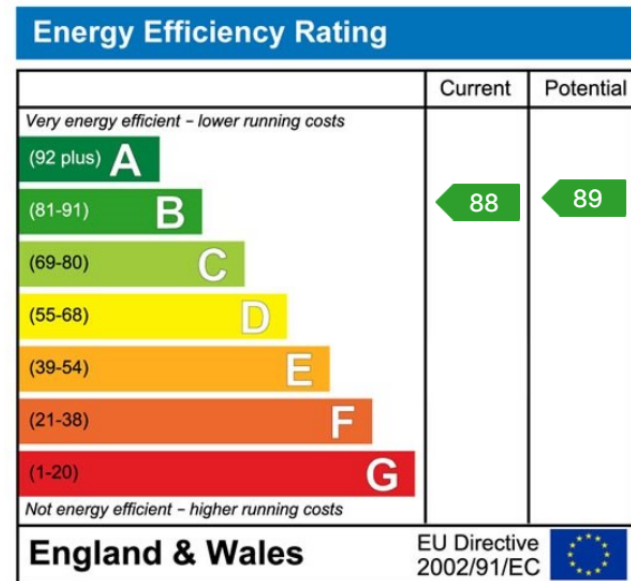




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact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



- Modern district between Rotherham and Sheffield
- Popular with families and professionals
- Local shops, cafés, and primary school
- Near the Advanced Manufacturing Park
- Excellent transport links including M1 access
- Built on former Orgreave colliery site
- Lakeside setting with green open spaces
- Strong community feel
- Home to employers like Rolls-Royce and Boeing
- Easy reach of city amenities and countryside



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