







## 52 Ashbourne Way

Waverley • Rotherham • S60 8AD

Guide Price £375,000 - £400,000

A beautifully presented four double bedroom detached family home, occupying a sought-after position within the ever-popular Waverley development. Offering spacious and versatile accommodation throughout, this modern home benefits from a double-width driveway, integral garage with EV charger, and a private enclosed rear garden, making it an ideal choice for growing families. The property is entered via a welcoming hallway, creating an excellent first impression. To the front is an attractive bay-fronted living room, beautifully decorated in elegant grey tones, creating a cosy and inviting space for relaxation. The hallway also benefits from useful understairs cloak storage and provides internal access to the integral garage, which houses the boiler and EV charging point. To the rear of the property is a fabulous open-plan dining kitchen, flooded with natural light and designed with modern family living in mind. This impressive space offers ample room for dining and informal seating, making it ideal for both everyday life and entertaining. The contemporary gloss-finished kitchen is fitted with contrasting wood-effect worktops and incorporates integrated Zanussi double ovens, a gas hob and fridge freezer, with additional space available for a dishwasher. Ceramic tiled flooring and pleasant garden views enhance the space, while French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. An adjoining utility room provides plumbing for a washing machine, additional storage, access to the rear garden and a convenient ground floor WC. The first floor hosts four generously proportioned double bedrooms, all beautifully presented and offering excellent space for family living. Two bedrooms enjoy a front-facing aspect, while two overlook the rear garden. The principal bedroom benefits from fitted sliding-door wardrobes and a stylish en-suite shower room. The family bathroom is attractively tiled and fitted with a modern white suite, including a separate shower enclosure and a vanity unit with integrated storage beneath the wash basin. The landing also benefits from a useful airing cupboard housing the hot water tank, together with access to the loft space for additional storage. Externally, the property continues to impress. A block-paved driveway provides off-road parking for two vehicles and leads to the integral garage, complete with EV charging point. Secure gated access leads to a fully enclosed and private rear garden, thoughtfully landscaped to create an attractive outdoor living space. A generous stone terrace provides the perfect setting for entertaining and outdoor dining, complemented by areas of artificial lawn, decorative stone and well-stocked planted borders. A charming summer house completes the garden, offering a versatile retreat within this beautifully maintained outdoor space. Waverley is one of South Yorkshire's most exciting and sought-after residential developments, offering a thriving community environment with an excellent range of local amenities. Residents benefit from nearby shops, cafés, restaurants, schools and leisure facilities, alongside attractive green spaces, parks and walking routes. The development continues to grow and evolve, making it increasingly popular with families and professionals alike. Excellent transport links provide convenient access to Sheffield, Rotherham, the M1 motorway network and surrounding business centres, making Waverley an ideal location for modern living.





- Detached Family Home
- Popular Development in Waverley
- 4 Double Bedrooms
- Homely, Inviting Lounge
- Light & Airy Dining Kitchen

- Excellent Local Amenities & Transport Links
- Landscaped Rear Garden
- Double Driveway & Garage with EV Charger
- Freehold
- Council Tax Band D, EPC Rating TBC





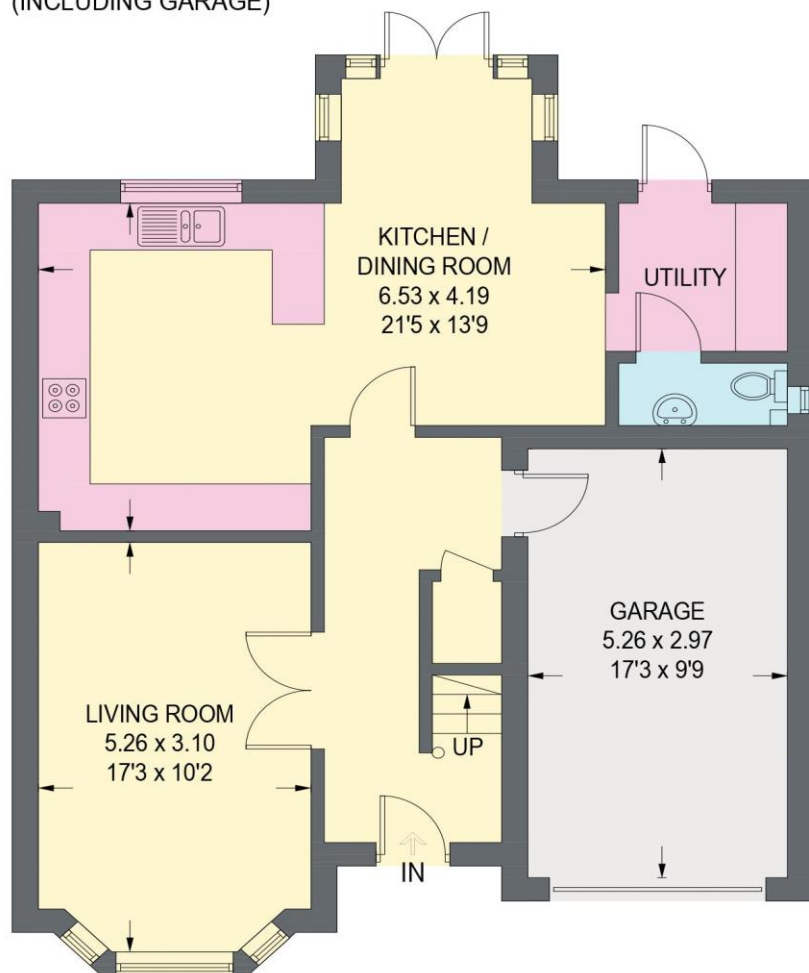
# 52 ASHBOURNE WAY

APPROXIMATE GROSS INTERNAL AREA = 153.3 SQ M / 1650 SQ FT

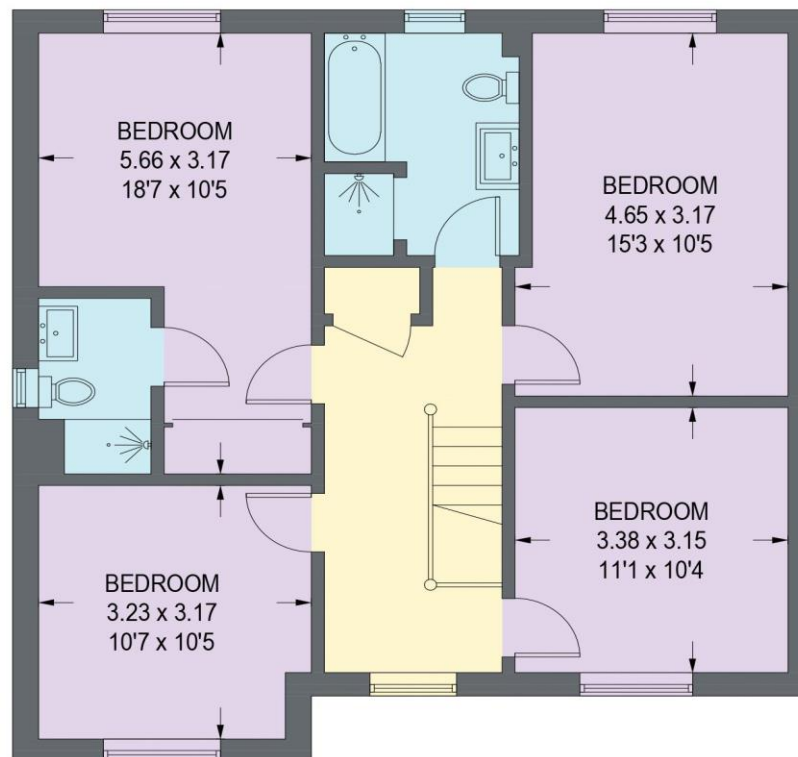
SUMMER HOUSE = 4.5 SQ M / 48 SQ FT

TOTAL = 157.8 SQ M / 1698 SQ FT

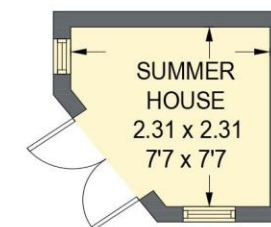
(INCLUDING GARAGE)



**GROUND FLOOR**  
80.0 SQ M / 861 SQ FT



**FIRST FLOOR**  
73.3 SQ M / 789 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1308587)



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868