







## 17 Eyam Way

Waverley • Rotherham • S60 8BQ

Asking Price £280,000

Immaculately presented three-bedroom semi-detached family home, arranged over three floors of modern living space and ideally suited to growing families or first-time buyers seeking a stylish home within the popular Waverley development. Entering through a welcoming hallway, you are led to the modern dining kitchen, thoughtfully designed and fitted with a range of integrated appliances, offering ample workspace and storage while providing a sociable setting for family meals and entertaining. The spacious lounge overlooks the garden, is flooded with natural light, and features French doors that open directly onto the garden, creating an excellent connection between indoor and outdoor living. The first floor hosts two generously sized double bedrooms, both presented to a high standard, with the front bedroom benefitting from a Juliette balcony, alongside a modern family bathroom featuring stylish textured tiling, a shower over the bath, and a heated towel rail. Occupying the entire second floor is an impressive master bedroom suite, offering generous proportions, a dual-aspect layout, and a contemporary en-suite shower room, creating a peaceful and private retreat. Externally, the property benefits from driveway parking for two vehicles, while the enclosed, level rear garden provides an ideal space for children, pets, or outdoor entertaining. Located within the popular Waverley development, the property is close to a wide range of local amenities including shops, cafes, schools, and green spaces. The area is well connected, with easy access to the M1 motorway, Sheffield and Rotherham town centres, as well as nearby Crystal Peaks and Meadowhall shopping centres. Renowned for its community feel and attractive surroundings, Waverley offers an ideal setting for families and professionals alike.



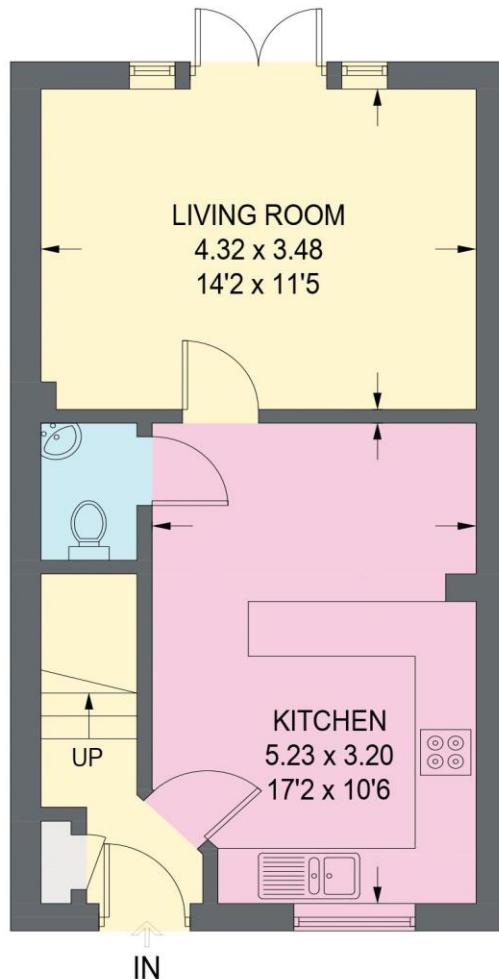


- Modern Semi Detached Property
- 3 Double Bedrooms & 2 Bathrooms
- Immaculately Presented
- Arranged Over 3 Floors
- Light & Airy Dining Kitchen
- Beautifully Presented with Homely Feel
- Popular Waverley Development
- Driveway for 2 Vehicles
- Freehold
- Council Tax Band C, EPC Rating B

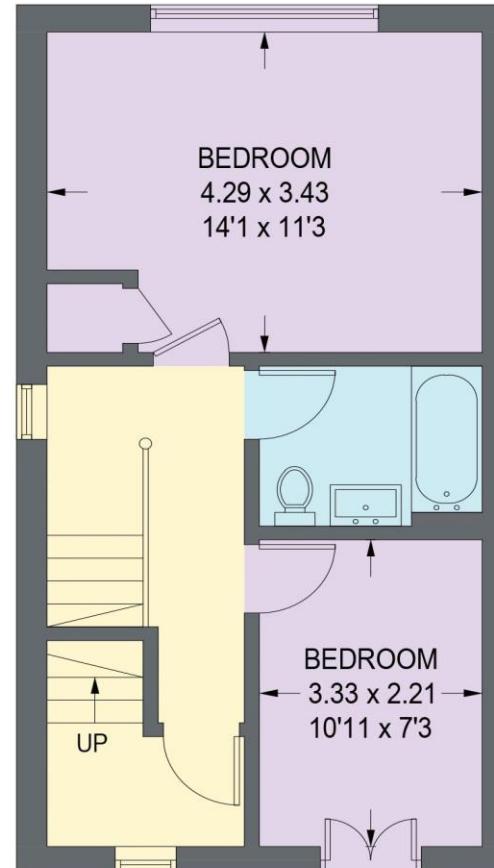


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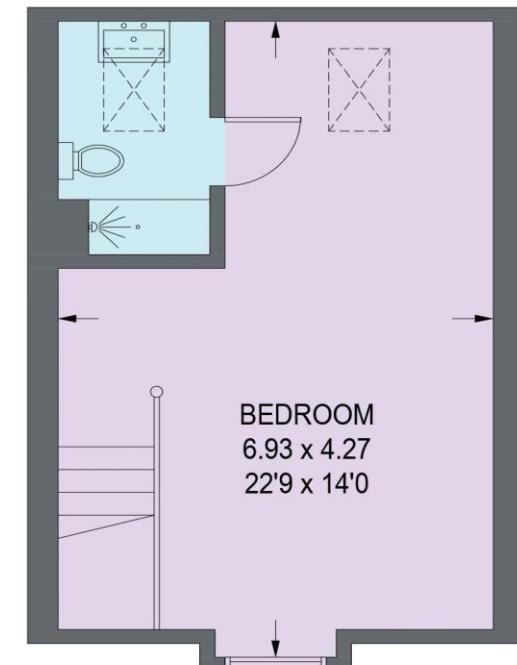
APPROXIMATE GROSS INTERNAL AREA = 105.9 SQ M / 1139 SQ FT



**GROUND FLOOR**  
**38.6 SQ M / 415 SQ FT**



**FIRST FLOOR**  
**38.4 SQ M / 413 SQ FT**



**SECOND FLOOR**  
**28.9 SQ M / 311 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1268274)



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