



Waverley Walk, Rotherham, S60 8BB

£425,000

*****GUIDE PRICE £425,000 - £435,000*****

Extended detached house on popular development. Modern dining kitchen with appliances plus contemporary bathroom, en suite & WC. 2 further reception rooms & 4 double bedrooms. Low maintenance gardens plus driveway & garage.



17 Waverley Walk, Waverley, Rotherham, S60 8BB

We are delighted to offer for sale this modern extended detached house located on the popular Waverley development with access to amenities and transport links plus Sheffield city centre. Having been constructed in 2016 the property is still covered by its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include the impressive master suite with dressing room and en suite, fitted wardrobes and units to bedrooms 1 & 2, twin sliding doors to the rear plus solar panels with feed in tariff. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, orangery, utility room and WC. There are 4 double bedrooms, the master with en suite and dressing room plus a 4 piece family bathroom accessed from the first floor landing.

The property benefits from well presented low maintenance gardens with artificial turf and patio area. There is a double driveway leading to a single garage with power and light plus an electric vehicle charging point.

Tenure - Freehold
Council Tax - Band D
Estate Management Fee - £144 pa.
Solar Panels - Feed In Tariff to be Confirmed by Vendor
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With carpets and entrance mat. Personnel door leading to garage.

Lounge 16'9"(max) x 10'1"(max) (5.13m(max) x 3.08m(max))

Having a feature walk in bay window plus carpets and blinds.

Dining Kitchen 19'3" x 10'7" (5.89m x 3.23m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops, upstands and breakfast bar. With oven, hob, hood, fridge freezer and

dishwasher plus 1.5 sink and mixer tap. With recessed spot lights and flooring.

Orangery 16'5" x 11'8" (5.01m x 3.57m)

Having floor tiling, feature radiator, recessed spot lights and twin sliding doors leading to the rear garden.

Utility 6'9" x 5'3" (2.08m x 1.62m)

Having modern units with washing machine and drier plus floor tiling.

WC 5'3" x 3'2" (1.61m x 0.98m)

Having contemporary white sanitary ware with tiling and floor tiling.

FIRST FLOOR

Landing

With fitted carpets. Access to store.

Bedroom 1 10'9" x 9'11" (3.30m x 3.03m)

With fitted wardrobes and units plus carpets and blinds.

Dressing Room 5'10" x 4'9" (1.78m x 1.45m)

With fitted wardrobes and carpets.

En Suite 5'10" x 5'7" (1.78m x 1.72m)

Having contemporary white sanitary ware with tiling and floor tiling.

Bedroom 2 13'5"(max) x 9'7"(max) (4.11m(max) x 2.93m(max))

Currently used as a study with fitted wardrobes, carpets and blinds.

Bedroom 3 10'10" x 8'7" (3.31m x 2.64m)

With carpets and blinds.

Bedroom 4 11'3" x 8'8" (3.43m x 2.65m)

With carpets and blinds.

Bathroom 8'7"(max) x 6'11"(max) (2.64m(max) x 2.11m(max))

Having a contemporary 4 piece suite with bath and shower plus tiling, floor tiling and chrome ladder radiator.

EXTERNAL

The property benefits from well presented low maintenance gardens with artificial turf and patio area. There is a double driveway leading to a single garage with power and light plus an electric vehicle charging point.





