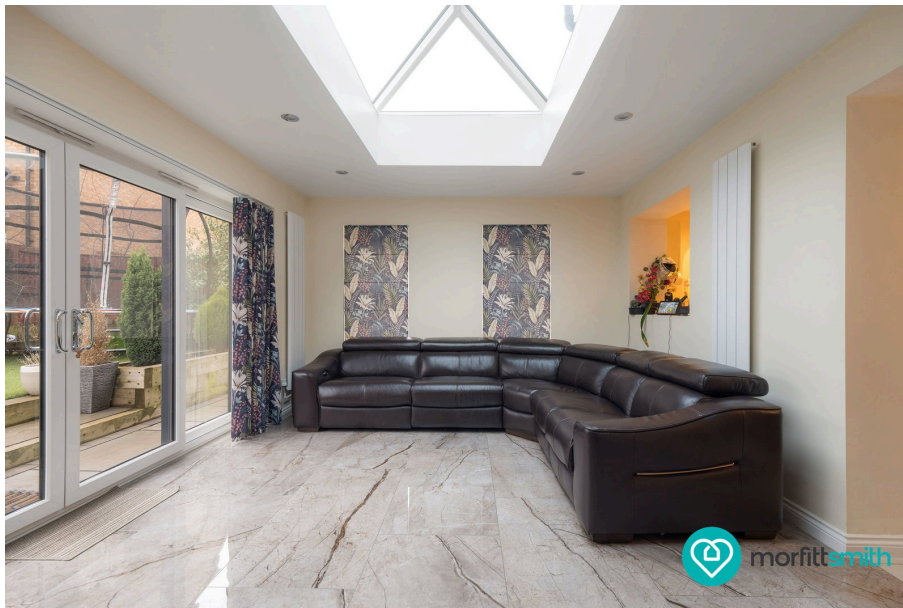




# Waverley Walk, Waverley, Rotherham, S60 8BB

Offers In Region Of £410,000

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A Well-Presented Four Bedroom Detached Family Home Open To Realistic Offers:

This beautifully presented four bedroom detached home offers generous and versatile living accommodation, ideal for modern family life.

The property is entered via a welcoming central entrance hallway, leading to a bright and spacious front-facing lounge enhanced by a bay window and an attractive feature fireplace, creating a warm and inviting living space. To the rear, a stylish dining kitchen provides the perfect hub for family living and entertaining, with direct access into the stunning orangery, which enjoys views over the rear garden and floods the home with natural light. Completing the ground floor is a practical utility room and a convenient cloakroom/W.C.

To the first floor, a central landing gives access to four well-proportioned bedrooms. The principal bedroom benefits from its own dressing room and a contemporary en-suite shower room. The remaining bedrooms are served by a modern family bathroom/W.C.

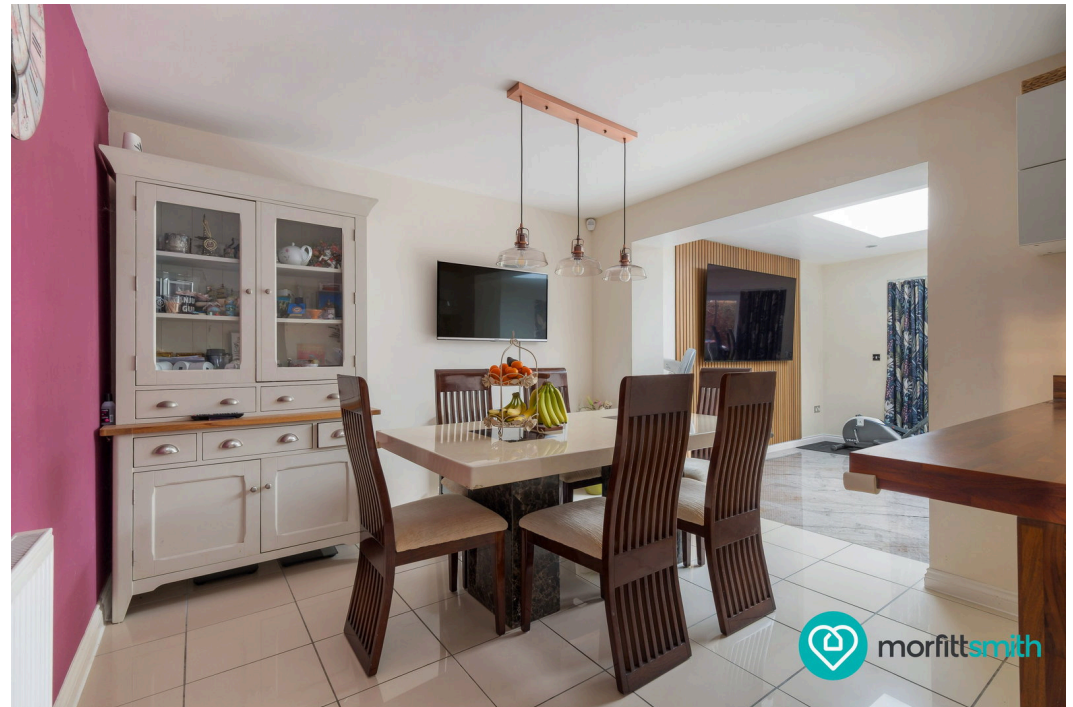
Externally, the property enjoys attractive gardens to both the front and rear, providing ideal outdoor space for relaxation and entertaining. A driveway offers off-road parking and leads to an integral garage, adding further practicality.

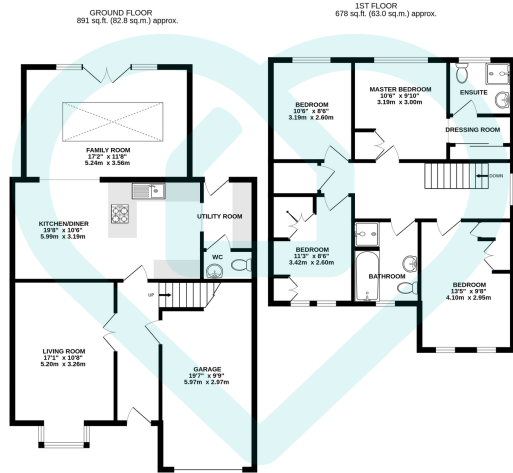
This impressive home combines well-designed living spaces with stylish features throughout and must be viewed to be fully appreciated.

#### About Waverley

Waverley is a modern, thriving district situated between Rotherham and Sheffield, offering a blend of contemporary living and community charm. The area has been carefully developed with a mix of residential homes, green spaces, and local amenities, including shops, cafés, and schools, making it particularly popular with families and professionals.

Waverley benefits from excellent transport connections, with easy





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.



- Well-presented four bedroom
- Entrance hallway leading to detached home
- Bay windowed lounge with feature fireplace
- Utility room and cloakroom/ W.C
- Family bathroom, plus three additional bedrooms
- Located in the popular Waverley district between Sheffield & Rotherham
- Entrance hallway leading to spacious living areas
- Dining kitchen opening into a stunning orangery
- Principal bedroom with dressing room and en-suite
- Front and rear gardens, driveway, and integral garage
- Excellent local amenities, schools, green spaces, and transport links



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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