



18 Cherry Wood Way, Waverley
£325,000





18 Cherry Wood Way

Waverley, Rotherham

Outstanding 4-bed, semi-detached house with sleek design. Spacious open plan living, modern kitchen, natural light, built-in wardrobes, contemporary bathrooms, garden with patio & off-road parking. Perfect blend of style, comfort, and convenience.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Open plan living area
- Modern kitchen with integrated appliances
- Bi-fold doors with garden access
- Well-maintained private garden and patio
- Off-road parking
- Contemporary bathrooms with walk-in shower
- Spacious bedrooms with built-in wardrobes
- Ample natural light throughout
- Modern decor and lighting
- Family-friendly layout over three stories





Kitchen/diner

13' 0" x 26' 11" (3.95m x 8.20m)

A beautifully bright and open kitchen/dining space with modern features and doors leading to outside space

Lounge

To the back of the kitchen/diner is an open plan living area with folding doors to the rear garden, perfect for all the family

Bedroom 1

9' 6" x 14' 8" (2.90m x 4.46m)

Bright and large room, currently used as a lounge but serves well as an extra bedroom

Bedroom 2

9' 6" x 12' 3" (2.90m x 3.73m)

A modern bedroom complete with large windows and built in wardrobe. This bedroom also has an ensuite

En-suite

5' 1" x 6' 7" (1.55m x 2.01m)

Stylish ensuite with modern basin, toilet and walk in shower

Bedroom 3

11' 3" x 13' 4" (3.43m x 4.06m)

A great sized light and airy bedroom with large window providing lots light

Bedroom 4

9' 6" x 10' 4" (2.90m x 3.14m)

Spacious and bright bedroom with window to the rear of the house complete with built in wardrobes

Bathroom

5' 9" x 6' 11" (1.76m x 2.11m)

Modern and sleek family bathroom with floating basin, toilet and bath





FRONT GARDEN

The front garden is mainly laid to lawn with a path to the front door and a nice shrubery area just below the window.

REAR GARDEN

The enclosed rear garden has fabulous lawns perfect for play or entertaining alike, there is access from the rear via a path.

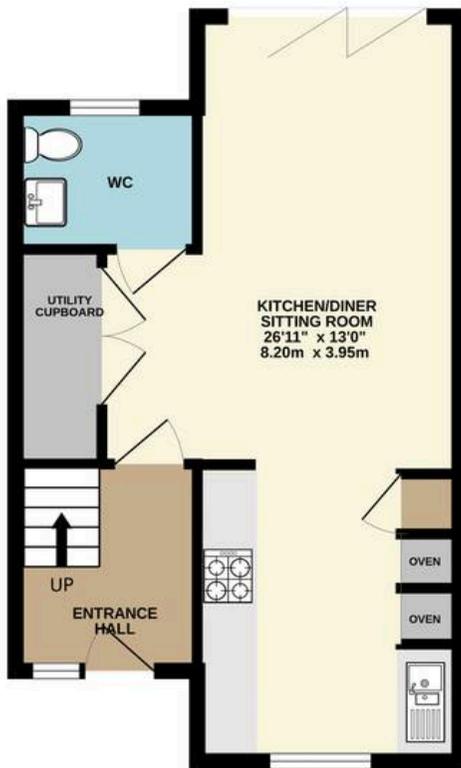
DRIVEWAY



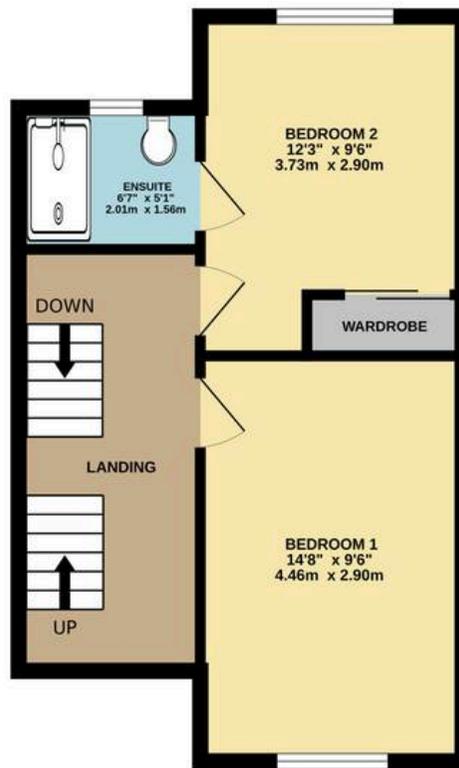
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

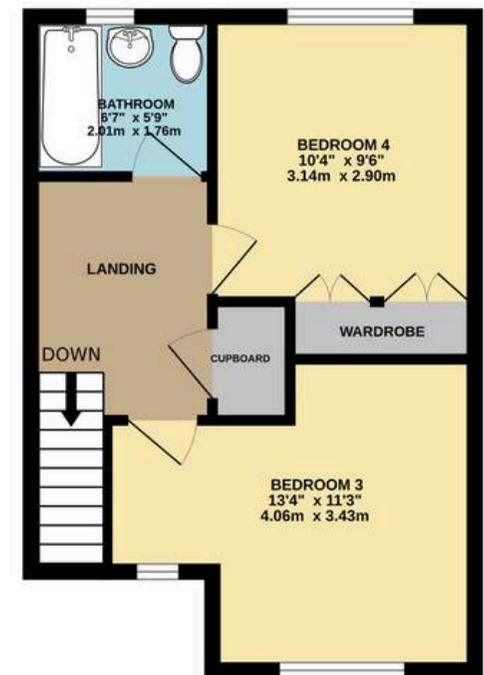
GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025



Butlers Estate Agents

Butlers Estate Agents Ltd, 60 High Street – S20 5AE

0114 247 4433 • hello@butlers.co.uk • butlers.co.uk

