



£274,000 Offers Over

Eyam Way, Waverley, Rotherham

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01709 912730



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# Step Inside

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## Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- Three Bedrooms Master with Ensuite
- Beautifully Appointed Throughout
- Beautiful Open Plan Fitted Breakfast Kitchen Diner
- Spacious Living Accommodation Over Three Floors
- Downstairs WC
- Driveway Providing Ample Off-Road Parking
- Highly Sought-After Location
- NO ONWARD CHAINMUST BE VIEWED!

## Property Description

SHOW HOME STANDARD, IT'S THE PLACE TO BE...ON THE HIGHLY DESIRABLE WAVERLEY...!

Uflit are more than delighted to welcome to the market this three bed family home set over three floors, offering MODERN and SPACIOUS living throughout.

## Main Particulars

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Uflit are more than delighted to welcome to the market this three bed family home set over three floors, offering MODERN and SPACIOUS living throughout. Appointed to a high specification boasting a welcoming hallway, beautifully appointed open plan breakfast kitchen/ diner, downstairs wc and a separate lounge benefitting from French doors opening onto the rear garden. Accommodating the first-floor are two ample sized bedrooms and a family bathroom, to the second floor an exemplary master bedroom with dressing area and ensuite. The outside has curb appeal with an open aspect frontage over looking an attractive green, and a block paved road leads to a driveway providing ample off-road parking. To the rear an enclosed garden with patio area creating a fantastic outdoor entertaining space. Located on the highly desirable Waverley Development, close to local amenities, excellent transport links and a newly opened school, all this and only a stone's throw away from the beautiful lake. The property boasts a selection of designer fitted wardrobes, blinds and dual Nest thermostats. Don't Delay in viewing this FABULOUS PROPERTY...Call Uflit Today 01709 912730.

Tenure: Freehold

### Entrance hall

Entering through a glazed composite door to a cosy hallway with stunning tiled flooring which leads to carpeted stairs to the first floor accommodation, a feature wall compliments, radiator, storage cupboard and a door to the breakfast kitchen/ diner.

### Kitchen/diner w: 3.2m x l: 5.3m (w: 10' 6" x l: 17' 5")

A beautiful kitchen with a range of modern wall and base units with complimentary worksurface areas with a counter top sink, tiled back panels and a further adjoining breakfast bar compliments. Fully integrated appliances to include gas hob, electric cooker, extractor fan, integrated dishwasher, washing machine and fridge/ freezer. Under cupboard mood lighting along with spot lighting and a front upvc window really illuminates this space, an understairs recess utilises space and tiled flooring flows through to the dining area where a radiator adds warmth. Doors giving access to the lounge and wc.

### Downstairs WC

Comprising of a corner wash hand basin with tiled back panel, low level wc, a continuation of the tiled flooring and radiator.

### Lounge w: 4.3m x l: 3.5m (w: 14' 1" x l: 11' 6")

A modern lounge overlooking the rear garden with feature wall emulating the standard, carpeted flooring, radiator and rear facing French doors with side glazed panels allowing an abundance of light to flow through whilst opening onto the outdoor entertaining space.

### FIRST FLOOR:

**Landing**

A carpeted spindled landing with an extension of the feature wall, side facing upvc window, radiator and doors giving access to bedrooms two and three, family bathroom and a further door giving access to carpeted spindled stairs to the second floor master bedroom with full length upvc window.

**Bedroom 2** w: 4.3m x l: 3.5m (w: 14' 1" x l: 11' 6")

A large double bedroom with a range of modern designer Spaceslide wardrobes, rear facing upvc window, carpeted flooring, radiator and a door giving access to a storage cupboard.

**Bedroom 3** w: 2.2m x l: 3.3m (w: 7' 3" x l: 10' 10")

An ample sized third bedroom with a Juliet balcony with French doors opening to give views over the green, radiator and carpeted flooring.

**Family Bathroom** w: 2.2m x l: 1.9m (w: 7' 3" x l: 6' 3")

A beautifully appointed family bathroom comprising of a panelled bath with overhead mixer tap shower and screen, low level wc and a vanity wash hand basin. Modern partially tiled walls with contrasting vinyl flooring, spot lights and a heated towel rail.

**SECOND FLOOR:****Master bedroom** w: 4.3m x l: 6.9m (w: 14' 1" x l: 22' 8")

Is this the master bedroom of your dreams? Commanding the second floor is this beautifully appointed master bedroom featuring an open spindled staircase, a range of bespoke modern designer fitted wardrobes, front facing upvc window, carpeted flooring, two radiators, rear Velux window allowing for extra light and a door giving access to the ensuite.

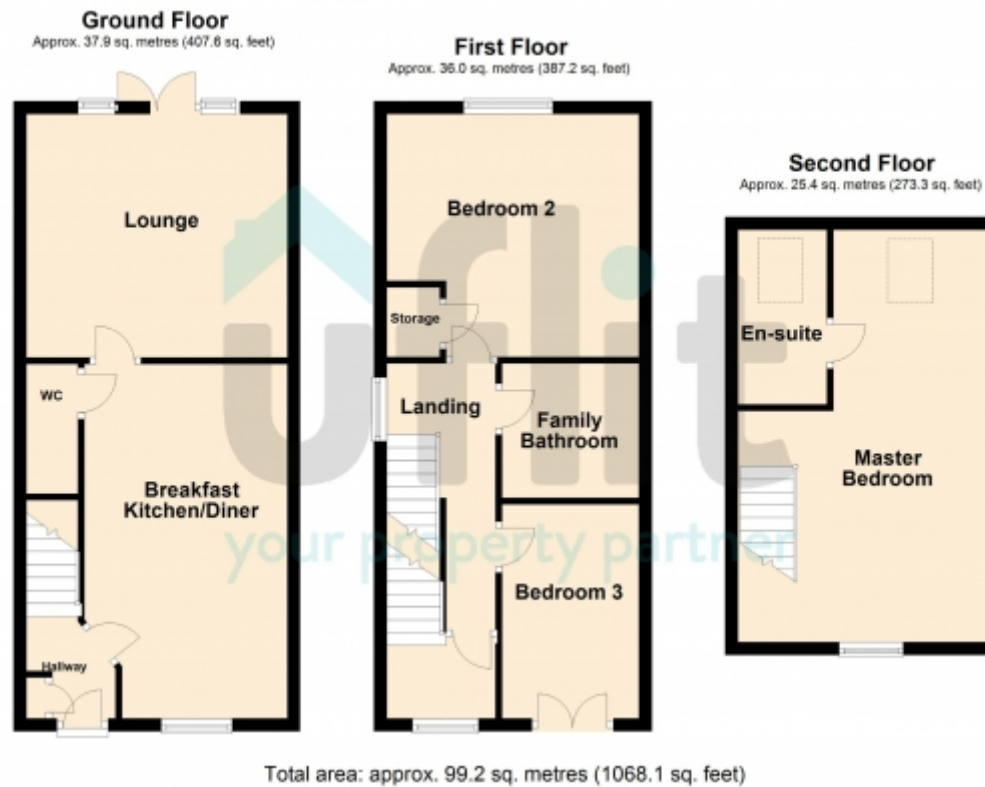
**Ensuite** w: 1.4m x l: 2.7m (w: 4' 7" x l: 8' 10")

A further modern beautifully appointed shower room, comprising of a shower cubicle, low level wc and a floating wash hand basin. Modern partially tiled walls with contrasting vinyl flooring, heated towel rail and a further Velux window.

**Outside**

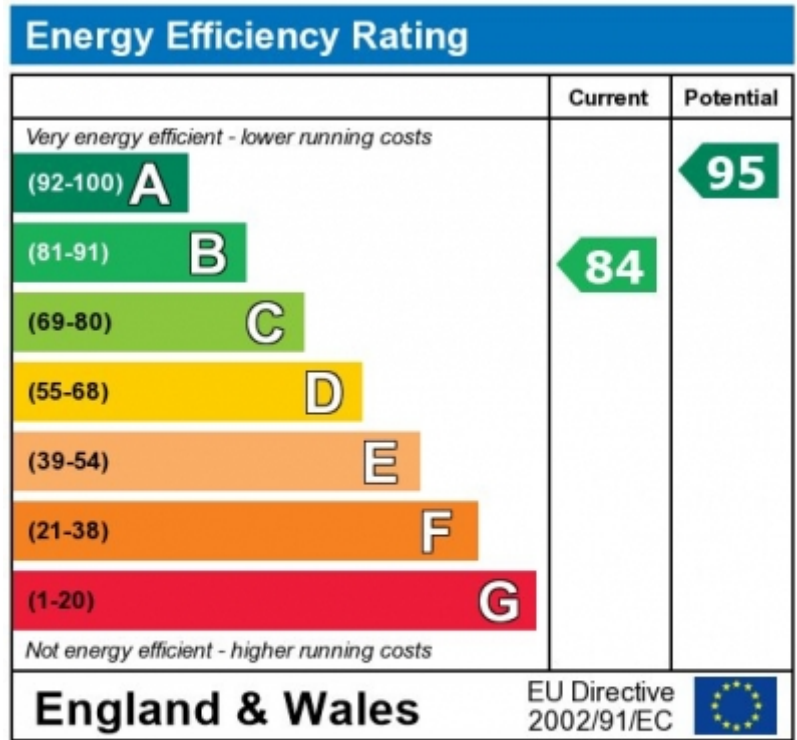
This house has curb appeal with an attractive low maintenance lawned frontage protected by manicured foliage, a paved path and stone chipped borders and a driveway providing ample off road parking. Side gated access to the rear where a paved patio leads to a lawned garden with manicured borders all privately enclosed.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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