



£270,000 OIRO

Bradwell 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/ FAMILY HOME
- Three Bedrooms Master with Ensuite
- Modern Spacious Lounge
- Kitchen Diner
- Downstairs WC
- Highly Desirable Location
- VIEWING HIGHLY ADVISED!

## Property Description

DON'T DELAY IN VIEWING, WE KNOW THIS WILL SELL...WITH MODERN VERSATILE LIVING ON THE HIGHLY DESIRABLE ROAD OF BRADWELL...!

Uflit are delighted to welcome to the market this stunning THREE BEDROOM semi-detached family home, nestled in the highly desirable modern development of the Waverley.

## Main Particulars

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Uflit are delighted to welcome to the market this stunning THREE BEDROOM semi-detached family home, nestled in the highly desirable modern development of the Waverley, close to local amenities, excellent transport links and the newly built school. Briefly comprising of an entrance hall leading to a spacious lounge, kitchen/diner and downstairs wc. To the first floor three bedrooms master with ensuite and a family bathroom. The outside benefits from an attractive open aspect frontage with a driveway providing off-road parking and enclosed garden to the rear. The property also benefits from a dual control Nest heating system (sectioned so the downstairs and upstairs can be operated separately),

Eve Outdoor HomeKit Secure Camera and a Netatmo doorbell (negotiable), along with a selection of Perfect fit blinds.

Don't delay call Uflit to arrange a viewing TODAY 01709 912730.

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

### Entrance

Entering through a composite door with side panel to light and warming hallway, radiator, Greige wood effect vinyl with entrance cord. Carpeted stairs to the first-floor accommodation and doors gives to the living room.

**Lounge** w: 3.69m x l: 4.26m (w: 12' 1" x l: 14' )

A modern living area with a front facing UPVC window, carpeted flooring and radiator. A TV bracket (65 inch and up) and door giving access to the kitchen diner and downstairs wc.

**Kitchen/diner** w: 4.72m x l: 2.87m (w: 15' 6" x l: 9' 5")

A spacious and modern kitchen diner with a range of wall and base units, complimentary worksurface areas with a composite sink complimented by a 4 in1 filtered, instant boiling tap. Integrated Zanussi appliances to include a 4 ring induction hob, electric double oven and extractor fan, washing machine and dishwasher. Vinyl flooring flows throughout, a rear facing upvc window and French doors opening onto the rear garden adds light, spot lighting creates the mood and a large radiator

adds warmth.

### **Downstairs WC**

Comprising of a low level wc and wash hand basin with tiled splash back. Vinyl flooring and radiator.

## **FIRST FLOOR:**

### **Landing**

A carpeted landing with radiator and doors giving access to three bedrooms and the family bathroom. An aluminum loft ladder gives access to a fully bordered and insulated loft space.

### **Master bedroom** w: 2.96m x l: 2.83m (w: 9' 9" x l: 9' 3")

A beautifully presented master bedroom benefitting from a range of built-in mirrored wardrobes with complimentary lighting. A front facing upvc window and a Juliette balcony adds light, carpeted flooring, radiator and a door gives access to the ensuite.

### **Ensuite**

A modern ensuite comprising of a built-in shower with tiled back panels, a wall mounted wash hand basin and low level wc. Partially tiled walls, contrasting vinyl flooring, radiator and a front facing upvc window.

### **Bedroom 2** w: 2.63m x l: 3.3m (w: 8' 8" x l: 10' 10")

With a rear facing upvc window, radiator and carpet.

### **Bedroom 3** w: 2m x l: 3.55m (w: 6' 7" x l: 11' 8")

With a rear facing upvc window, radiator and carpet.

### **Family Bathroom**

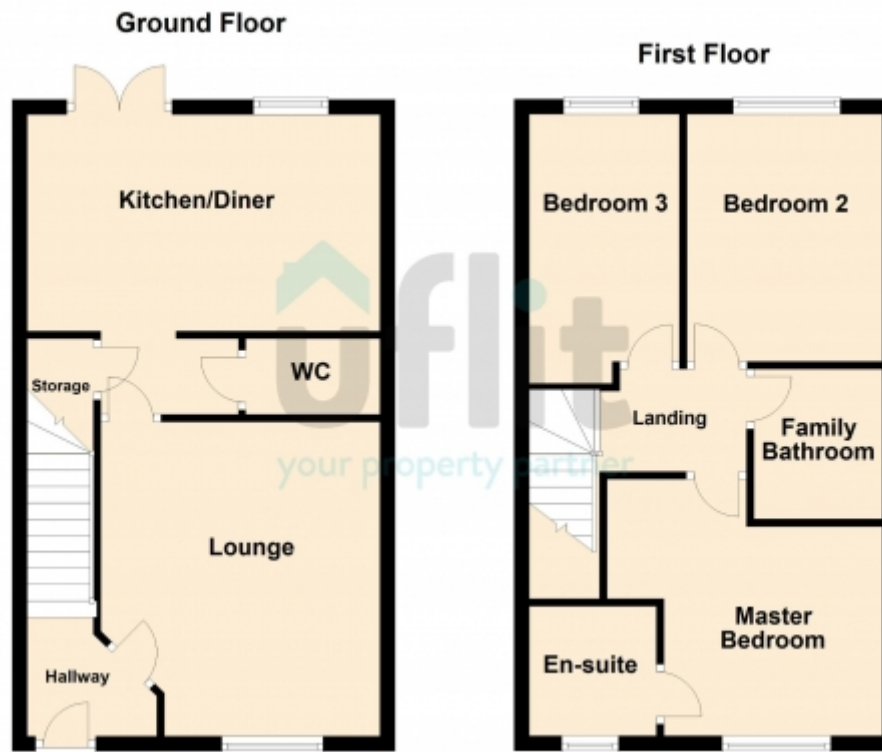
Comprising of a panelled bath with overhead shower with glass screen and tiled back panels, wall mounted wash hand basin with complimentary mirror and low level wc. Partially tiled walls, vinyl flooring, towel rail and radiator.

### **Outside**

To the front of the property a driveway provides ample off-road parking and to the rear, an enclosed rear garden, predominantly lawned with a stone chipped area and

composite garden shed.

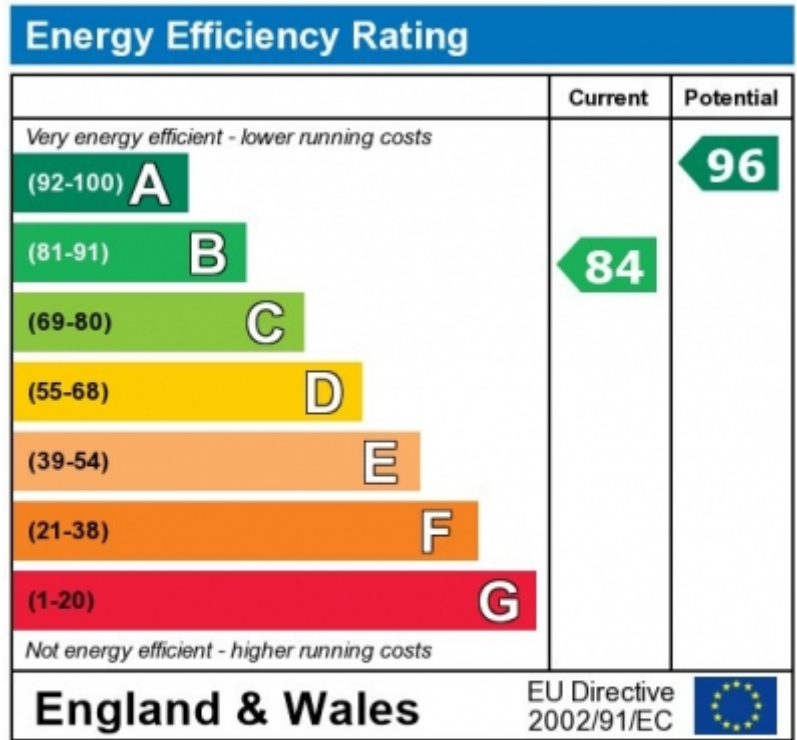




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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 © 2025 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

Telephone: 01709 912730



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