



£290,000 OIRO

Ashbourne Way, Waverley, Rotherham

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- STUNNING FAMILY HOME
- Three Bedrooms Master with Ensuite
- Appointed to a Very High Standard Throughout
- Modern Spacious Lounge
- Beautiful Open Plan Kitchen Diner
- Downstairs WC
- Enclosed Landscaped Rear Garden
- Off Road Parking and a Detached Garage
- Highly Sought-After Location
- SIMPLY MUST BE VIEWED!

Property Description

SO DON'T DELAY...THE BEST OF IT'S KIND ON ASHBOURNE WAY...!

Uflit are HIGHLY delighted to welcome to the market this STYLISH semi-detached three bed family home offering SHOW HOME STANDARD, MODERN LIVING throughout.

Main Particulars

SO DON'T DELAY...THE BEST OF IT'S KIND ON ASHBOURNE WAY...!

Uflit are HIGHLY delighted to welcome to the market this STYLISH semi-detached three bed family home offering SHOW HOME STANDARD, MODERN LIVING throughout. To the downstairs accommodation this spacious and well-proportioned home boasts a welcoming hallway leading to a bright and spacious living room, a downstairs wc and the heart and hub of this family home a large modern open plan kitchen diner creating additional entertaining space complimented with a large bay with French doors opening on to the landscaped garden. To the upstairs accommodation a superb master bedroom with ensuite, two further bedrooms and a beautiful family bathroom. The property has curb appeal commanding a corner plot with an attractive open frontage with a driveway providing ample off-road parking and a detached garage. A beautifully landscaped enclosed rear garden with patio areas. The property also benefits from solar panels and a range of fitted blinds. Located on the highly sought-after Waverley Development close to local amenities, excellent transport links, a newly opened school and a stone's through away from the beautiful lake with tranquil walks. Viewing is highly recommended. High specification washing machine and fridge/freezer available to purchase subject to negotiation. LED lighting throughout. Don't delay call Uflit today 01709 912730.

Council Tax Band: C

Tenure: Freehold

Entrance hall

An attractive canopy invites you through a composite glazed door to a warming hallway featuring superb tiled flooring seamlessly flowing through the heart of the downstairs living accommodation, radiator and carpeted spindled stairs to the first-floor accommodation. Feature walls emulate the standard this property has to offer and doors give access to the lounge, kitchen/ diner and wc.

Living room w: 3.2m x l: 5.1m (w: 10' 6" x l: 16' 9")

A spacious and modern living area where your eyes are drawn to a striking feature wall, front and side facing upvc windows allow the light to flow through this entire space, carpeted flooring and two radiators add warmth.

Open Plan Kitchen Diner

Kitchen Area w: 5.2m x l: 2.2m (w: 17' 1" x l: 7' 3")

A great open plan family entertainment space and a focal point of this family home featuring a modern kitchen comprising of a range of wall and base units with complimentary worksurface areas, counter top composite sink, upstands and tiled back panels. Integrated appliances to include a built-in oven, gas hob with designer

glass back panel and extractor above, dishwasher. Plinth and under counter lighting adds to the mood, a rear facing upvc window creates additional light, a radiator adds warmth and a large understairs storage cupboard. Tiled flooring seamlessly flows through to the dining area. Sizes to maximum measurements.

Dining w: 3.9m x l: 2.6m (w: 12' 10" x l: 8' 6")

A large bay benefiting from French doors opening onto the rear garden extends the floor space a further front facing upvc window illuminates and a radiator adds to the warmth.

WC

Comprising of a low level wc, wash hand basin, partially tiled walls with feature border, contrasting floor tiles, spot lighting and radiator.

FIRST FLOOR:

With spindled banister rail, feature wall, carpeted flooring, radiator and loft hatch. Doors giving access to master bedroom, two further bedrooms and the family bathroom.

Master bedroom w: 3.9m x l: 4.2m (w: 12' 10" x l: 13' 9")

A luxurious master bedroom with a bespoke feature wall, front and side facing upvc windows, radiator, carpeted flooring and a range of modern fitted sliding wardrobes and a door gives access to the ensuite. Sizes to maximum measurements.

Ensuite

A beautifully appointed ensuite with modern tiled walls with feature tiling and contrasting tiled flooring. Comprising of a shower cubicle, low level wc and a vanity unit housing both the wash hand basin and wc. Radiator, spot lighting and a front facing upvc window.

Bedroom 2 w: 3.2m x l: 3.2m (w: 10' 6" x l: 10' 6")

A further double bedroom with feature wall, a range of sliding fitted wardrobes and built-in over stairs storage. Front and side facing upvc windows, radiator and carpeted flooring. Sizes to maximum measurements.

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

An ample sized third bedroom with carpeted flooring, radiator and a side facing upvc window.

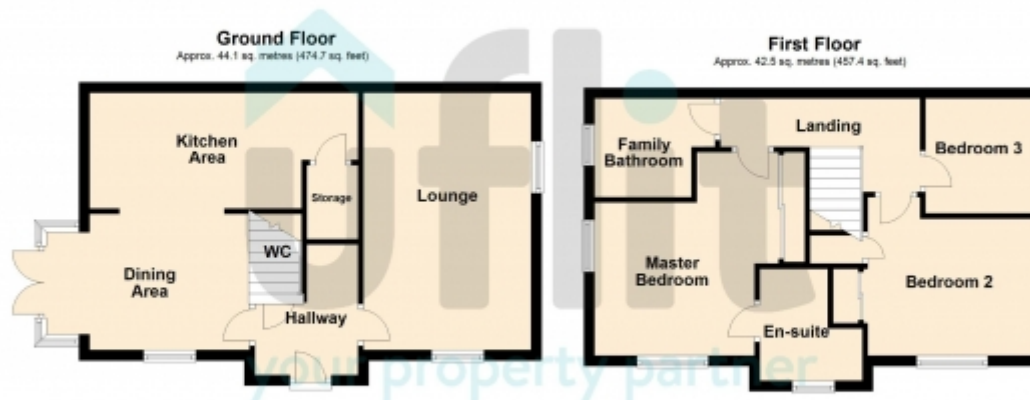
Family Bathroom w: 2.3m x l: 1.9m (w: 7' 7" x l: 6' 3")

A modern family bathroom comprises of a panelled bath, a vanity unit housing both wash hand basin and low level wc. Beautiful partially tiled walls, contrasting tiled flooring, side facing upvc window and radiator.

Outside

The property commands a fabulous corner plot position with an attractive open aspect frontage with wrap around slate gardens and decorative stone, a driveway providing off- road parking leads to the detached brick-built garage. To the rear a fabulous enclosed landscaped family entertainment area featuring a beautiful patio area leading to a large decked patio with mood lighting and rear gated access.

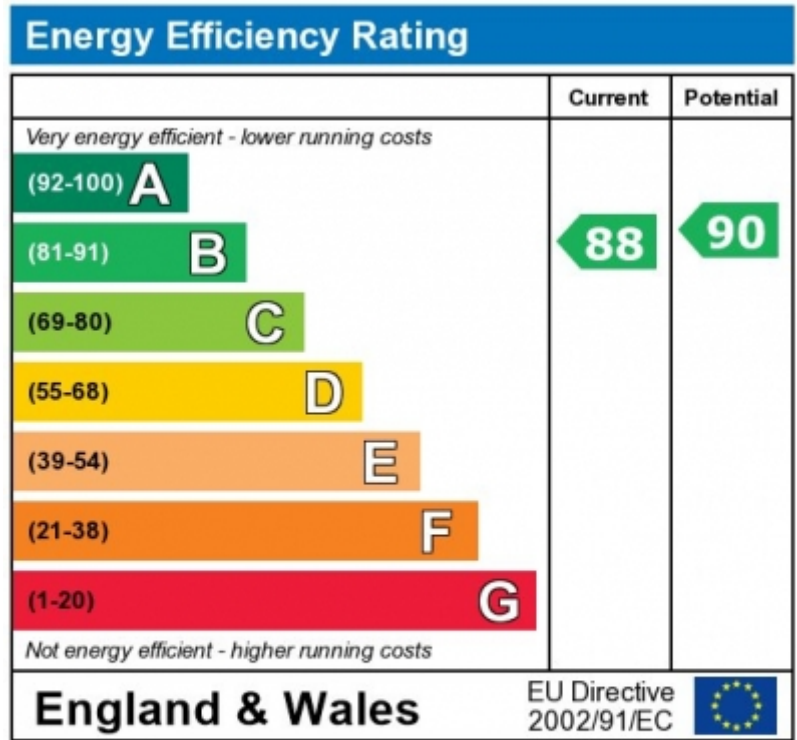




Total area: approx. 86.6 sq. metres (932.1 sq. feet)

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

Telephone: 01709 912730



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