



£360,000 Offers Over

Rosewood Drive, Waverley, Rotherham

Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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# Step Inside

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## Key Features

- Significantly Extended Family Home
- Four Bedrooms with Ensuite to Master
- Modern & Spacious Open Plan Living
- Fully Integrated Kitchen
- Separate Utility & Downstairs WC
- Double Driveway and Integral Garage
- Enclosed SOUTH-FACING Landscaped Rear Garden
- Appointed to a Very High Standard Throughout
- Highly Sought-After Location
- VIEWING HIGHLY ADVISED!

## Property Description

Uflit are more than delighted to welcome to the market this EXTENDED four bed family home offering SPACIOUS & MODERN LIVING throughout.

## Main Particulars

Uflit are more than delighted to welcome to the market this EXTENDED four bed family home offering SPACIOUS & MODERN LIVING throughout. To the downstairs accommodation this well-proportioned home boasts a entrance hall, modern living room with French doors opening into the significantly extended open plan family/living area, boasting a stylish modern fully integrated breakfast kitchen with separate utility and downstairs wc. The living area is complimented with tri-fold doors that open onto the rear garden and a vaulted glazed atrium creates an abundance of light. To the upstairs accommodation a superb master bedroom with ensuite, three further bedrooms and a modern family bathroom. This stunning property commands a fabulous position and offers an attractive open landscaped frontage with driveway providing off-road parking and an integral garage. To the rear an ample sized landscaped enclosed south-facing garden providing great outdoor entertaining space. The property also benefits from a range of fitted blinds. Located on the highly sought-after Waverley Development close to local amenities, excellent transport links and schools. Viewing is highly recommended to appreciate the standard of accommodation on offer...Don't delay call Uflit today 01709 912730.

Council Tax Band: D

Tenure: Freehold

### Entrance hall

Entering through a glazed composite door to the entrance hall, Amtico flooring seamlessly flows through to the lounge and carpeted spindled stairs to the first floor accommodation. Radiator and a door gives access to the lounge.

### Extended Open Plan Kitchen/Living Area w: 7.4m x l: 6.9m (w: 24' 3" x l: 22' 8")

A great family entertainment space featuring a stylish modern kitchen comprising of a range of wall and base units with complimentary compact laminate worksurface areas, counter top composite sink with designer tap, matching upstands and tiled back panels. A stunning island with further base units, complimentary compact laminate worksurface areas and a pull out charger. Appliances to include an eye level built-in double electric oven, six burner induction hob, extractor fan, integrated dishwasher and full length fridge. Beautiful LVT flooring seamlessly flows through to the extension where two side and rear upvc windows along with tri-fold doors opening onto the rear garden creates an abundance of light and two designer radiators add warmth. A stunning vaulted glazed atrium with further spot lighting compliments. Further doors give access to the utility area, downstairs wc and storage cupboard.

### Utility w: 3.2m x l: 2.1m (w: 10' 6" x l: 6' 11")

A spacious utility area with a further range of wall and base units, complimentary worksurface areas and plumbing for further utilities.

### Downstairs WC

A beautifully presented WC with a stylish feature wall comprising of a low level WC, vanity wash hand basin, partially tiled walls, a continuation of the LVT flooring and

radiator.

**Living room** w: 3.1m x l: 4.5m (w: 10' 2" x l: 14' 9")

A modern living area boasting a beautiful feature, front facing upvc window, a continuation of the Amtico flooring, radiator and glazed panelled french doors opening to the EXTENDED open plan living area.

## **FIRST FLOOR:**

### **Landing**

A carpeted spindled landing with radiator, a loft hatch creating additional storage. Doors giving access to master bedroom, three further bedrooms, family bathroom and storage cupboards.

**Master bedroom** w: 3.2m x l: 3.8m (w: 10' 6" x l: 12' 6")

A modern master bedroom with a front facing upvc window, radiator and carpeted flooring. A range of stunning fitted wardrobes and a door giving access to the ensuite.

**Ensuite** w: 2.2m x l: 1.7m (w: 7' 3" x l: 5' 7")

A beautifully appointed ensuite, partially tiled walls with contrasting flooring. Comprising of a low level WC, wash hand basin and a built- in shower cubicle. Heated towel rail, spot lighting and a side facing upvc window.

**Bedroom 2** w: 3.1m x l: 3.6m (w: 10' 2" x l: 11' 10")

A further double bedroom with a range of modern built-in wardrobes, front facing upvc window, radiator and carpeted flooring.

**Bedroom 3** w: 3.1m x l: 3.3m (w: 10' 2" x l: 10' 10")

A further double bedroom with a range of modern fitted wardrobes, carpeted flooring, radiator and a rear facing upvc window.

**Bedroom 4** w: 2.1m x l: 2.8m (w: 6' 11" x l: 9' 2")

An ample sized fourth bedroom with rear facing upvc window, radiator and carpeted flooring.

**Family Bathroom** w: 2.2m x l: 1.7m (w: 7' 3" x l: 5' 7")

A modern family bathroom comprising of a panelled bath with corner tap, vanity wash hand basin and low level WC. Partially tiled with feature borders, contrasting flooring, heated towel rail, spot lighting and a rear facing upvc window.

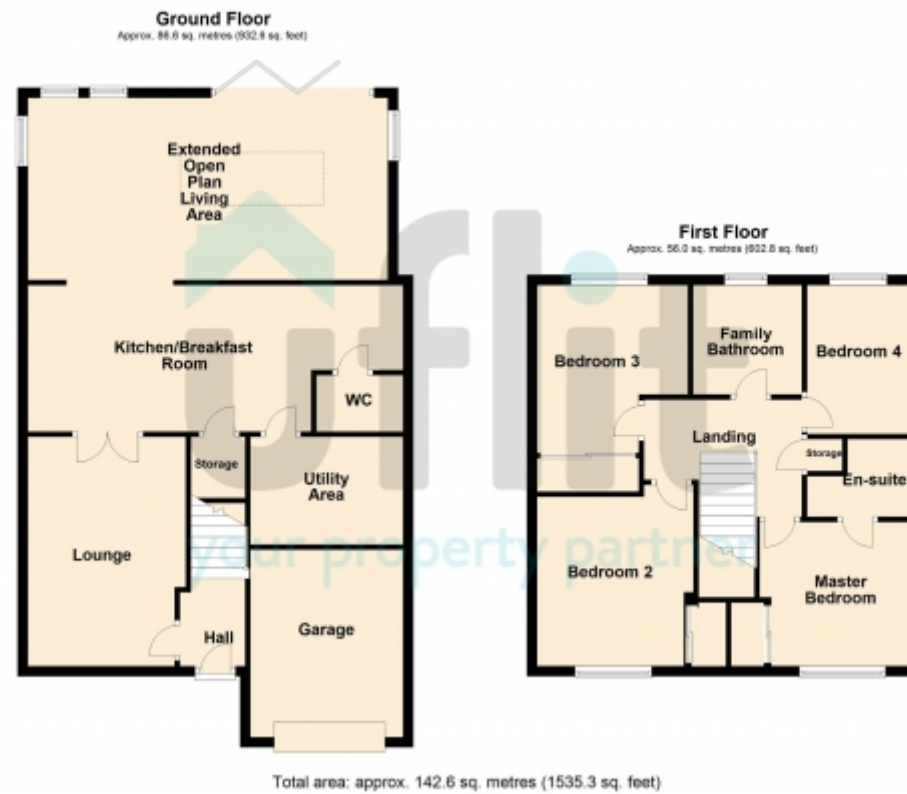
### **Outside**

Commanding a fabulous position and offering a welcoming open aspect frontage with a driveway providing ample off-road parking which in turn leads to the integral

garage with beautiful landscaped gardens with bespoke sleeper borders, decorative stone greenery and shrubs. Bespoke composite gated access to the rear where a landscaped garden with a large paved Indian stone patio area leads to a low maintenance decorative stone garden with manicured raised borders, all enclosed.



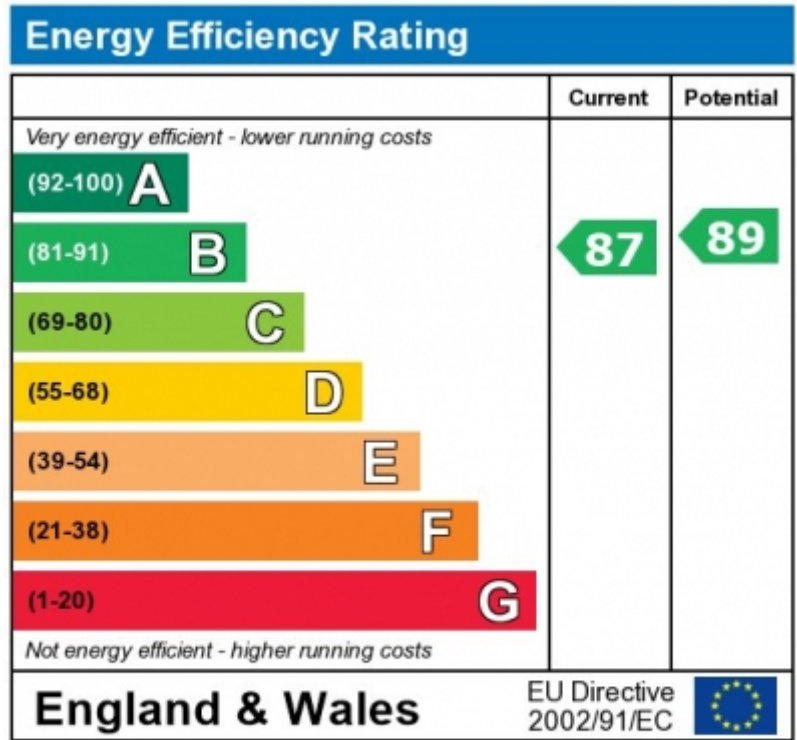




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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 © 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

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