



£390,000 Guide Price

Bradfield Way, Waverley, Rotherham

Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- Spacious Executive Family Home
- Beautifully Appointed Throughout
- Spacious Lounge with Separate Dining Room
- Open Plan Breakfast Kitchen Dining Area
- Separate Utility & Wc
- Master Bedroom with Dressing Area & Ensuite
- Modern Family Bathroom Benefitting from Both Bath & Separate Shower
- Enclosed SOUTH FACING Landscaped Rear Garden
- Driveway & Detached Garage
- ABSOLUTELY STUNNINGVIEWING HIGHLY ADVISED!

Property Description

GUIDE PRICE £390,000 to £400,000

BEAUTIFULLY PRESENTED, A FAMILY HOME WHERE YOU'LL STAY...ON THE DESIRABLE WAVERLEY, BRADFIELD WAY...!

Uflit are more than delighted to welcome to the market this STYLISH detached four double bedroom family home offering MODERN LIVING throughout.

Main Particulars

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Uflit are more than delighted to welcome to the market this STYLISH detached four double bedroom family home offering MODERN LIVING throughout. To the downstairs accommodation this spacious and well-proportioned home boasts a welcoming hallway leading to a bright and spacious bay windowed living room. The hub of the home is the modern open plan breakfast kitchen with separate utility and downstairs wc and a further dining reception room. The lounge area is complimented with bay windowed French doors that open onto the garden, creating light and space. To the upstairs accommodation a superb master bedroom with dressing area and ensuite, three further double bedrooms and beautiful family bathroom benefitting from both shower and separate bath. This property nestles seamlessly in the heart of a this highly desirable development on the Waverley with an attractive wrap around frontage and a block paved driveway providing ample off road parking leading to the detached brick built garage. To the rear a private SOUTH Facing enclosed rear garden providing great outdoor entertaining space. Close to local amenities, excellent transport links and schools. The property also benefits from solar panels. 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

A delicate canopy invites you through a composite glazed door with glazed side panel to a warming hallway featuring beautiful tiled flooring which seamlessly flows through to the kitchen area, carpeted stairs lead to the first floor accommodation, radiator, beautiful French glazed doors giving access to the dining area and a further doors giving access to the breakfast kitchen, lounge and storage cupboard.

Lounge w: 4.8m x l: 4.5m (w: 15' 9" x l: 14' 9")

A spacious and modern living area boasting a large bay adopting French doors opening on to the garden along with two side facing upvc windows allowing the light to flow through this space, carpeted flooring and two radiators add warmth.

Open Plan Breakfast/ Kitchen w: 3.8m x l: 5.2m (w: 12' 6" x l: 17' 1")

A great 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 work surface areas, counter top ceramic sink and upstands, spot lighting and under counter mood lighting. Appliances to include a built in oven, gas hob with stainless steel back panel, extractor fan, integrated dishwasher and fridge freezer. A large bay upvc window along with a side facing upvc window illuminates, tiled flooring flows seamlessly throughout and into the utility and wc.

Utility w: 1.7m x l: 1.8m (w: 5' 7" x l: 5' 11")

Entering through a delicate arch to this useful utility area with base units, complimentary work surface areas and upstands. Plumbing for utilities and a door giving access to downstairs wc and a glazed composite door giving further access to the rear garden.

Downstairs WC

A beautifully presented wc comprising of a low level wc, floating wash hand basin, a continuation of the tiled flooring with attractive contrasting partially tiled walls, radiator and a side facing upvc window.

Dining room w: 3.4m x l: 3.6m (w: 11' 2" x l: 11' 10")

A fabulous further reception room currently used as a home office with carpeted flooring, radiator, large built in double storage cupboard and front and side facing upvc windows.

FIRST FLOOR:

Landing

A galleried staircase with spindled bannister rail creating a parapet to the landing. Carpeted flooring, radiator, side facing upvc window, two radiators and loft hatch. Doors giving access to master bedroom, three further bedrooms, family bathroom and storage cupboard.

Master bedroom w: 3.4m x l: 3.4m (w: 11' 2" x l: 11' 7")

A modern master bedroom with rear and side facing upvc windows, radiator and carpeted flooring seamlessly flowing through to the dressing area featuring a range of stylish fitted sliding wardrobes complimented by spot lighting and a door giving access to ensuite.

Ensuite w: 1.4m x l: 2.5m (w: 4' 7" x l: 8' 2")

A beautifully appointed ensuite with partial tiled walls and contrasting flooring. Comprising of a low level wc, wash hand basin and a built in shower, radiator, spot lighting and a side facing upvc window.

Bedroom 2 w: 3.5m x l: 2.7m (w: 11' 6" x l: 8' 10")

A further double bedroom with a rear facing upvc window, radiator and carpeted flooring.

Bedroom 3 w: 3.3m x l: 2.8m (w: 10' 10" x l: 9' 2")

A further double bedroom with feature wall, a range of fitted sliding wardrobes, carpeted flooring, radiator and front and side facing upvc windows.

Bedroom 4 w: 3.1m x l: 2.6m (w: 10' 2" x l: 8' 6")

A double Bedroom with front and side facing upvc windows, radiator and carpeted flooring.

Family Bathroom w: 2.3m x l: 2.6m (w: 7' 7" x l: 8' 6")

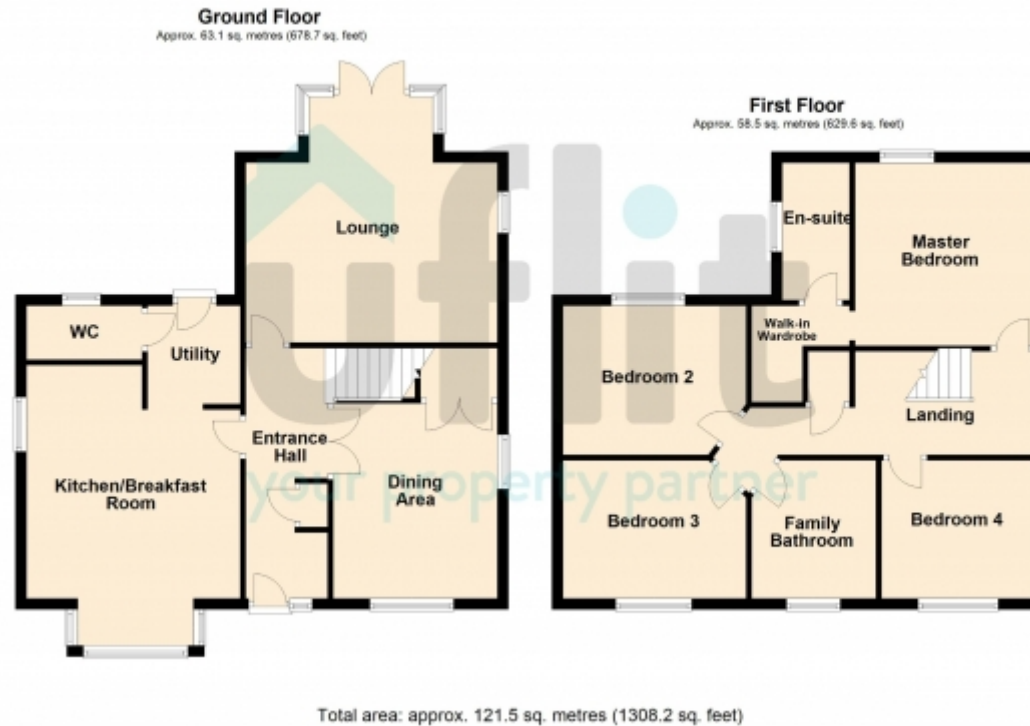
A modern family bathroom benefitting from both bath and separate shower comprising of a paneled bath with corner tap, built in shower, wash hand basin and a low level wc. Striking tiled walls with contrasting flooring, radiator, spot lighting and a front facing upvc window.

Outside

A welcoming manicured foliage frontage protects lawned gardens with an attractive block paved driveway offering ample off road parking leading to the detached brick

built garage. Gated access to the rear where a private garden awaits with a paved seating area leading to a manicured lawned garden.





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 11919255 Registered Office: 20 Brinsworth Lane, Brinsworth, Rotherham, S60 5PB

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