



£280,000 OIRO

Owlthorpe Lane, Waverley, Rotherham

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- FABULOUS GROWING FAMILY HOME
- Four Bedrooms
- Appointed to a Very High Standard Throughout
- Spacious Living Accommodation Over Three Floors
- Master Bedroom Adopting the Second Floor with Ensuite
- Downstairs Looility
- Stunning Landscaped Rear Garden
- Highly Desirable Location
- NO ONWARD CHAINS Simply MUST BE VIEWED!

Property Description

BEAUTIFULLY PRESENTED, IT'S THE PLACE TO BE...ON THE MODERN DEVELOPMENT CALLED THE WAVERLEY...!

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

Main Particulars

BEAUTIFULLY PRESENTED, IT'S THE PLACE TO BE...ON THE MODERN DEVELOPMENT CALLED THE WAVERLEY...!

Uflit are more than delighted to welcome to the market this four 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 kitchen/ diner benefitting from French doors opening onto the garden, downstairs lootility and a separate spacious lounge. Accommodating the first floor are three ample sized bedrooms and a family bathroom, to the second floor an exemplary master bedroom and ensuite. The outside has kurb appeal with an open aspect frontage and a driveway provides ample off-road parking. To the rear a beautiful landscaped garden 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 stylish shutter blinds. Don't Delay in viewing this FABULOUS PROPERTY...Call Uflit Today 01709 912730.

Council Tax Band: C

Tenure: Freehold

Entrance hall

Entering through a glazed composite door to a cosy hallway with tread carpet flooring which leads to carpeted stairs and the first floor accommodation, radiator, storage cupboard and a door to the lounge.

Lounge w: 3.8m x l: 4.3m (w: 12' 6" x l: 14' 1")

A modern lounge with carpeted flooring, radiator, a front facing upvc window allowing an abundance of light to flow through and a door leads to the kitchen diner.

Kitchen/diner w: 4.9m x l: 2.9m (w: 16' 1" x l: 9' 6")

A beautiful kitchen with a range of modern wall and base units with complimentary work surface areas, counter top sink and matching upstands. Integrated appliances to include an electric hob with stainless steel back panel and extractor above, built in double oven and plumbing for further utilities. Under cupboard lighting along with the spot lighting creates the mood and a rear facing upvc window along with French doors really illuminate this space, a large understairs storage cupboard utilises space and contemporary flooring flows throughout, a radiator adds warmth and a door giving access to the lootility.

Lootility w: 2.2m x l: 1.5m (w: 7' 3" x l: 4' 11")

Comprising of a vanity wash hand basin with tiled back panel, low level wc, a continuation of the contemporary flooring, radiator, spot lighting and plumbing for further utilities.

FIRST FLOOR:

Landing

A carpeted spindled landing with radiator and doors giving access to three bedrooms, family bathroom, storage cupboard and a further door giving access to a carpeted spindled stairs to second floor master bedroom with a front facing upvc window.

Bedroom 2 w: 2.7m x l: 3.3m (w: 8' 10" x l: 10' 10")

A double bedroom with front facing French doors opening to a Juliet balcony, carpeted flooring and a radiator.

Bedroom 3 w: 2.5m x l: 3.3m (w: 8' 2" x l: 10' 10")

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

Bedroom 4 w: 2.5m x l: 3.3m (w: 8' 2" x l: 10' 10")

Bedroom four comprises of carpeted flooring, radiator and a rear facing upvc window.

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

A beautifully appointed family bathroom comprising of a paneled bath, low level wc and a vanity wash hand basin. Modern partially tiled walls with contrasting tiled flooring, spot lights and a heated towel rail.

SECOND FLOOR:**Master bedroom** w: 4.9m x l: 6.4m (w: 16' 1" x l: 21')

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 fitted wardrobes, front facing upvc window, carpeted flooring, two radiators, rear velux window allowing for extra light and door giving access to the ensuite.

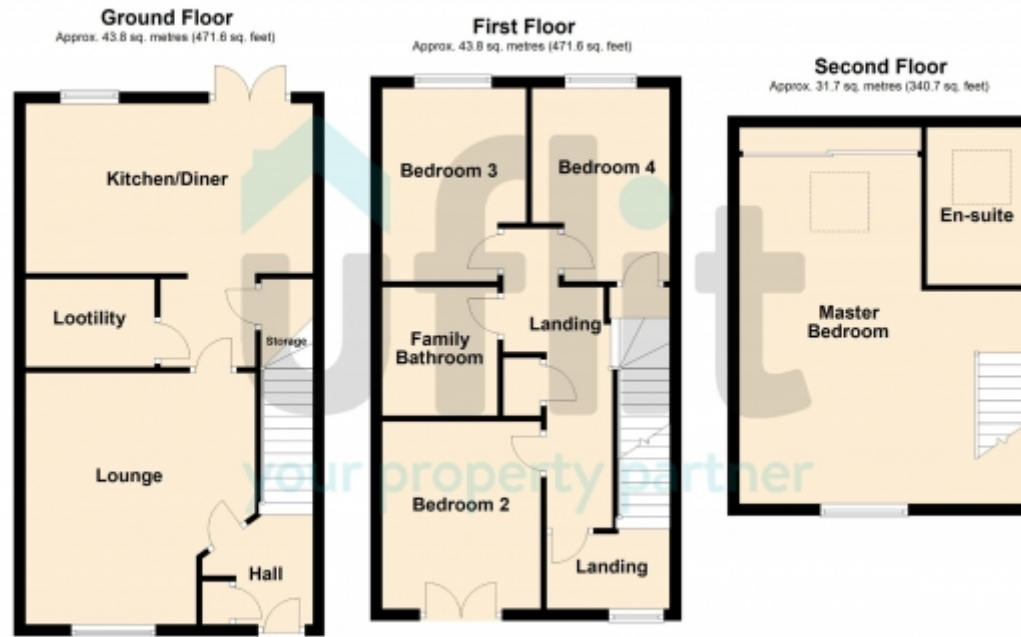
Ensuite w: 1.5m x l: 2.7m (w: 4' 11" x l: 8' 10")

A further modern shower room comprising of a built in shower, low level wc and a floating wash hand basin. Modern partial tiled walls with contrasting vinyl flooring, spot lighting, heated towel rail and a further Velux window.

Outside

This house has curb appeal with an open aspect attractive frontage and a driveway providing ample parking. Gated access to the rear where you will find a beautifully landscaped garden, a porcelain paved patio leads to a lawned garden with manicured borders all enclosed with fencing.

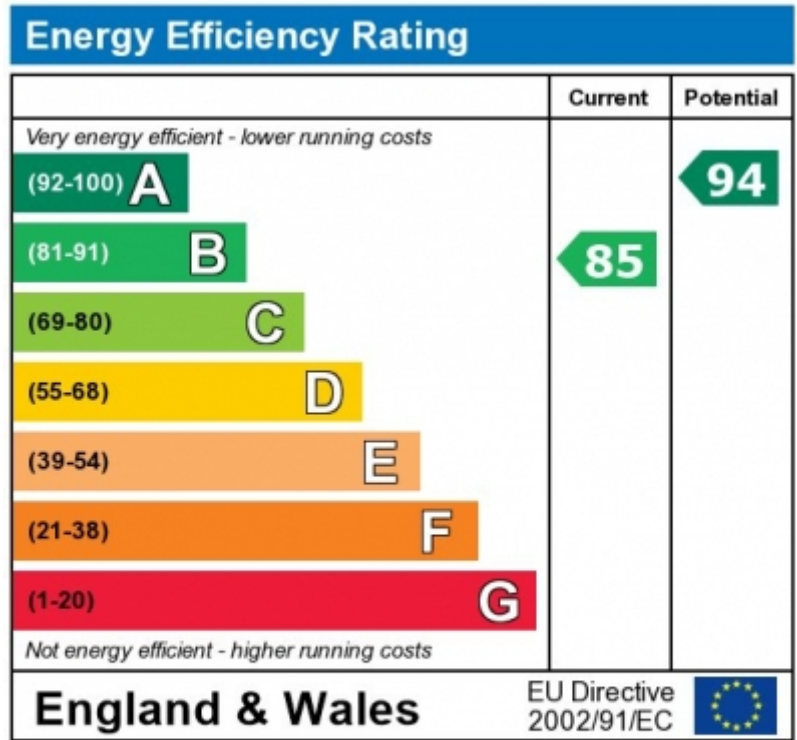




Total area: approx. 119.3 sq. metres (1283.9 sq. feet)

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

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