



£270,000 Guide Price

Castleton Way, Waverley, Rotherham

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- Appointed to a High Specification Throughout
- Beautifully Appointed Open Plan Kitchen Diner
- Master Commanding the Second Floor with Dressing Area & Ensuite
- Modern Family Bathroom
- Low Maintenance Landscaped Garden
- Driveway Providing Ample Off-Road Parking
- Highly Desirable Location
- Simply MUST BE VIEWED!

Property Description

GUIDE PRICE £270,000 to £280,000

A STYLISH THREE BED TO THROW INTO THE MIX...BEAUTIFULLY PRESENTED ON CASTLETON WAY, NUMBER SIX...!

Uflit are highly delighted to welcome to the market this FABULOUS and beautifully presented three bed semi detached property, appointed to a high standard throughout.

Main Particulars

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Uflit are highly delighted to welcome to the market this FABULOUS and beautifully presented three bed semi detached property, appointed to a high standard throughout, offering VERSATILE and SPACIOUS LIVING over three floors. The property boasts a MODERN open plan kitchen diner, downstairs wc and a separate lounge complimented with French doors overlooking the rear garden. To the first floor accommodation a large double bedroom, a further ample sized bedroom and a beautiful family bathroom. A fabulous master bedroom adopting the whole of the second floor with dressing area and ensuite. To the outside an open aspect frontage providing curb appeal and off-road parking for two vehicles. The rear offers low maintenance landscaped gardens with a stunning patio creating a fabulous outdoor entertaining area. Located in the highly desirable Waverley Development, within easy reach of local amenities, excellent transport links and the newly built school whilst just a stones throw away from the lakes. The property also benefits from solar panels, an electric car charging point and a selection of fitted blinds. Don't Delay in viewing call Uflit today 01709 912730.

Council Tax Band: C

Tenure: Freehold

Entrance hall

A delicate canopy invites you through a glazed composite door, tiled flooring seamlessly flows through to the kitchen area and carpeted spindled stairs lead to the first floor accommodation, radiator and a door giving access to the kitchen/ diner.

Open Plan Breakfast Kitchen/Diner w: 3.2m x l: 5.2m (w: 10' 6" x l: 17' 1")

A beautifully appointed modern fitted kitchen comprising of a range of wall and base units with complimentary work surface areas, tiled back panels with a counter top sink and matching upstands. Fully integrated appliances to include a built in double oven, hob with stainless steel back panel, extractor fan, dishwasher, fridge freezer and washer dryer. A front facing upvc window allows light whilst tiled flooring seamlessly flows through to the dining area where a feature wall adopts a recess, a radiator adds warmth, quirky understairs storage utilises space and a door leads to the wc and an opening to the lounge.

WC

A beautifully appointed wc with a continuation of the tiled flooring, low level wc, a corner wash hand basin, partially tiled walls and a radiator.

Lounge w: 4.2m x l: 3.5m (w: 13' 9" x l: 11' 6")

A beautifully presented living area with a feature wall, luxury laminate flooring, radiator and rear facing upvc French doors with glazed side panels allowing an abundance of light from the garden.

FIRST FLOOR:

Landing

A carpeted spindled landing with radiator, front and side facing upvc windows and doors giving access to two bedrooms, family bathroom and further spindled stairs to second floor accommodation.

Bedroom 2 w: 4.2m x l: 3.5m (w: 13' 9" x l: 11' 6")

A spacious modern double bedroom with a built in wardrobe, carpeted flooring, radiator and a rear facing upvc window.

Bedroom 3 w: 2.2m x l: 3.3m (w: 7' 3" x l: 10' 10")

A further ample sized bedroom with carpeted flooring, radiator and a front facing upvc window.

Family Bathroom w: 2.2m x l: 2m (w: 7' 3" x l: 6' 7")

A beautifully appointed modern family bathroom comprising of a panelled bath with overhead shower, floating wash hand basin and a low level wc. Partially tiled walls with contrasting tiled flooring, spot lighting and radiator.

SECOND FLOOR:

Landing

A carpeted spindled landing with radiator and a door leads to this impressive master bedroom.

Master bedroom w: 3.2m x l: 6.4m (w: 10' 6" x l: 21')

A stunning large double bedroom with a front facing upvc window capturing the light, radiator, carpeted flooring seamlessly flows throughout leading in to the dressing area with a range of fitted sliding wardrobes and a door to the ensuite. To maximum measurements.

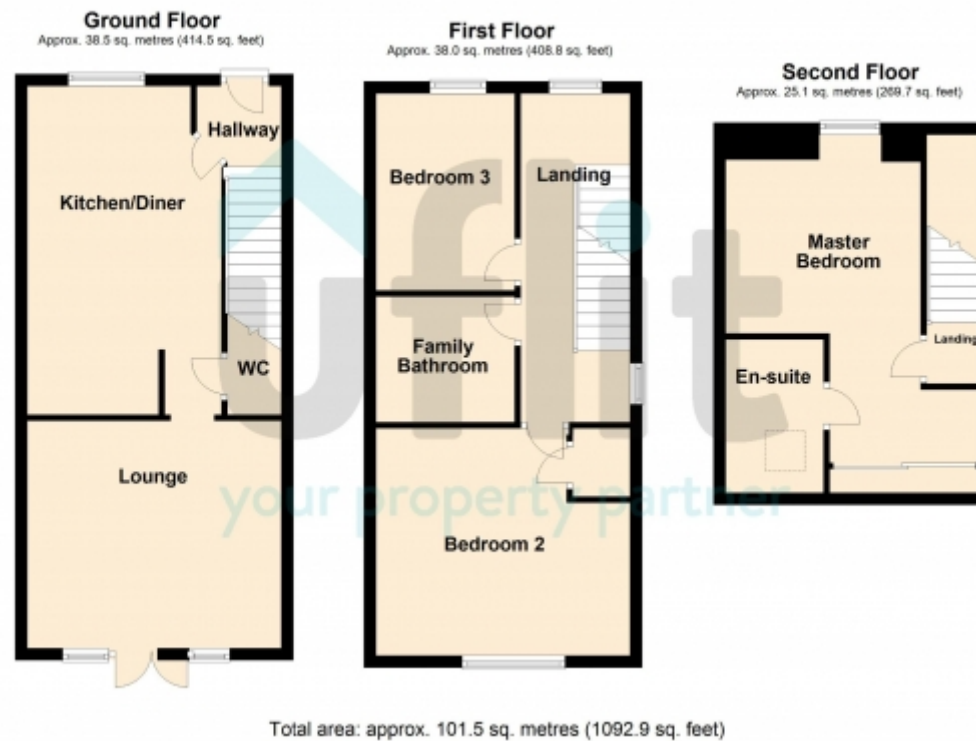
Ensuite w: 1.4m x l: 2.6m (w: 4' 7" x l: 8' 6")

A well-proportioned ensuite comprising of a built in shower, floating wash hand basin and a low level wc, radiator, partially tiled walls with contrasting tiled flooring and a Velux window.

Outside

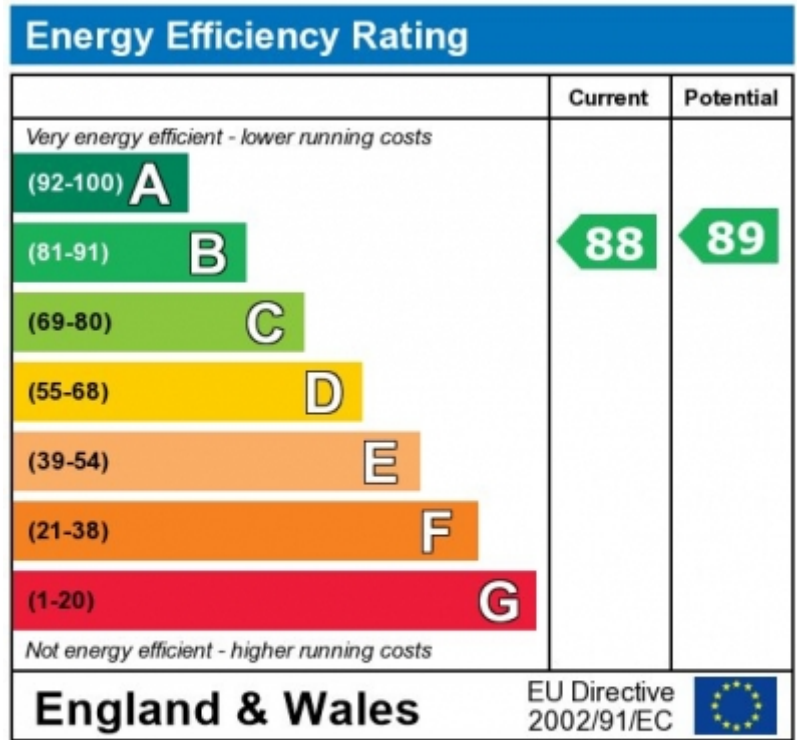
This house has curb appeal with an open aspect frontage, a driveway providing off road parking for two vehicles with manicured gardens. Gated access to the rear where a stunning porcelain tiled patio wraps around a lawned garden with decorative stone borders and a garden shed creating a fabulous outdoor entertaining area.





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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