



£420,000 Guide Price

Oak Dene Way, Waverley, Rotherham

Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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# Step Inside

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## Key Features

- STYLISH SPACIOUS EXECUTIVE FOUR BEDROOM FAMILY HOME
- Show Home Standard Throughout
- Open Plan Family Living Benefitting from both French & Tri Fold Doors
- Downstairs Utility and WC
- Master Bedroom with Ensuite
- Modern Family Bathroom
- Driveway and Integral Garage
- Enclosed Landscaped Rear Garden
- Highly Desirable Location
- VIEWING ESSENTIAL!

## Property Description

GUIDE PRICE £420,000 to £430,000

A STYLISH PROPERTY, IT'S A TOUCH OF CLASS...SHOW HOME STANDARD JUST FIT FOR YOUR LASS...!

Uflit are more than delighted to welcome to the market this FABULOUS STYLISH EXECUTIVE four bedroom SHOW HOME STANDARD family home offering SPACIOUS and MODERN LIVING throughout.

## Main Particulars

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Uflit are more than delighted to welcome to the market this FABULOUS STYLISH EXECUTIVE four bedroom SHOW HOME STANDARD family home offering SPACIOUS and MODERN LIVING throughout. Appointed to a very high standard and located on the highly sought after development of the Waverley, within easy reach of local amenities, excellent transport links and the newly built school. In brief an open hallway which flows through to the hub of the home the kitchen diner benefitting from French doors creating light which in turn leads to a fabulous snug with tastefully fitted bi-fold doors opening out on to the garden allowing for further entertaining, a large understairs storage cupboard, separate utility area and a beautifully presented wc. The first floor creates a more peaceful setting with a master bedroom with ensuite, three further double bedrooms and a modern family bathroom. The outside has curb appeal with an attractive decorative open aspect frontage and a driveway providing ample off road parking leading to the integral garage. To the rear a fabulous landscaped enclosed garden with STYLISH patio areas and low maintenance gardens with decorative borders all adding to the attraction and desirability of this property. The property also benefits from a dual heating control system and a large range of fitted blinds. All this to be found at this BEAUTIFUL FAMILY HOME. Call Uflit today 01709 912730.

Council Tax Band: E

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

### Entrance hall

Entering through a glazed composite door with side panel to a light and warming entrance hallway with light from a fabulous vaulted ceiling, beautiful Karndean flooring seamlessly flows throughout the majority of the ground floor accommodation, carpeted spindled stairs to first floor, radiator, an abundance of spot lighting and doors opening to the utility, lounge and storage

### Open Plan Living Area w: 5.2m x l: 4.1m (w: 17' 1" x l: 13' 5")

Now you get a feel of the open plan aspect with access to the kitchen/ diner and family room/ snug

The hub of this family home is a modern kitchen with a range of handleless wall and base units with complimentary work surface areas and beautiful tiled back panels. Appliances to include an eye level built in electric oven with adjoining microwave/ hot plate, gas hob with stylish back panel extractor fan, fridge/ freezer and dishwasher. Spot lighting and undercounter lighting creates the mood, French doors opening to the garden adds light and a radiator adds warmth. The offset family room gives a

sense of separation from the kitchen whilst retaining the open plan aspect.

**Family Room/ Snug** w: 5.2m x l: 4.1m (w: 17' 1" x l: 13' 5")

A light and spacious family area with beautiful bi-fold doors and a further door expanding the full length of the rear opening onto the garden whilst allowing an abundance of light to flow through and a radiator adds warmth.

**Utility** w: 1.3m x l: 2m (w: 4' 3" x l: 6' 7")

With a range of base units, complimentary worksurface areas, a counter top sink and an integrated washing machine. A continuation of the Karndean flooring, radiator, spot lighting and doors to the integral garage and wc.

**Downstairs WC** w: 1.6m x l: 1.9m (w: 5' 3" x l: 6' 4")

A stunning large wc comprising of a low level wc with wall mounted flush, floating wash hand basin, stunning tiled walls with feature wall, heated towel rail, spot lighting and a side facing upvc window.

**Lounge** w: 3.1m x l: 4.3m (w: 10' 2" x l: 14' 1")

A spacious beautifully presented living area with carpeted flooring, radiator and a full, length front facing upvc window illuminating.

**Garage** w: 3.2m x l: 6.1m (w: 10' 6" x l: 20' )

With up and over door and electrics.

**FIRST FLOOR:**

**Landing**

A spindled carpeted landing with doors giving access to master bedroom, three further bedrooms, family bathroom, double storage cupboard, radiator and a loft hatch with ladder to a partially boarded loft for further storage.

**Master bedroom** w: 3.4m x l: 3.7m (w: 11' 2" x l: 12' 2")

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

**Ensuite** w: 1.5m x l: 2.6m (w: 4' 11" x l: 8' 6")

A beautifully appointed ensuite comprising of a built in double shower with ceiling mounted head, wall mounted taps and tiled walls compliment, floating vanity wash hand basin with designer wall mounted taps and a floating wc with wall mounted flush, heated towel rail, spot lighting, side facing upvc window and modern flooring.

**Bedroom 2** w: 3.8m x l: 2.8m (w: 12' 6" x l: 9' 2")

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

**Bedroom 3** w: 3.8m x l: 2.8m (w: 12' 6" x l: 9' 2")

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

**Bedroom 4**

w: 3.1m x l: 2.9m (w: 10' 2" x l: 9' 6")

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

**Family Bathroom** w: 1.7m x l: 2.1m (w: 5' 7" x l: 6' 11")

A modern family bathroom emulating the standard this property has to offer benefiting from a paneled bath with overhead ceiling mounted double shower and screen, floating vanity wash hand basin with wall mounted taps and a floating wc with wall mounted flush. Partially modern tiled walls with feature tiling and contrasting modern flooring, heated towel rail, spot lighting and a side facing upvc window.

### **Outside**

An attractive open aspect frontage with decorative slate borders, a driveway providing ample off road parking leads to the integral garage. A paved path leads to side gated access where a landscaped garden awaits. A paved patio wraps around the property which in turn leads to a lawned garden with decorative stone borders all privately enclosed with a garden shed.

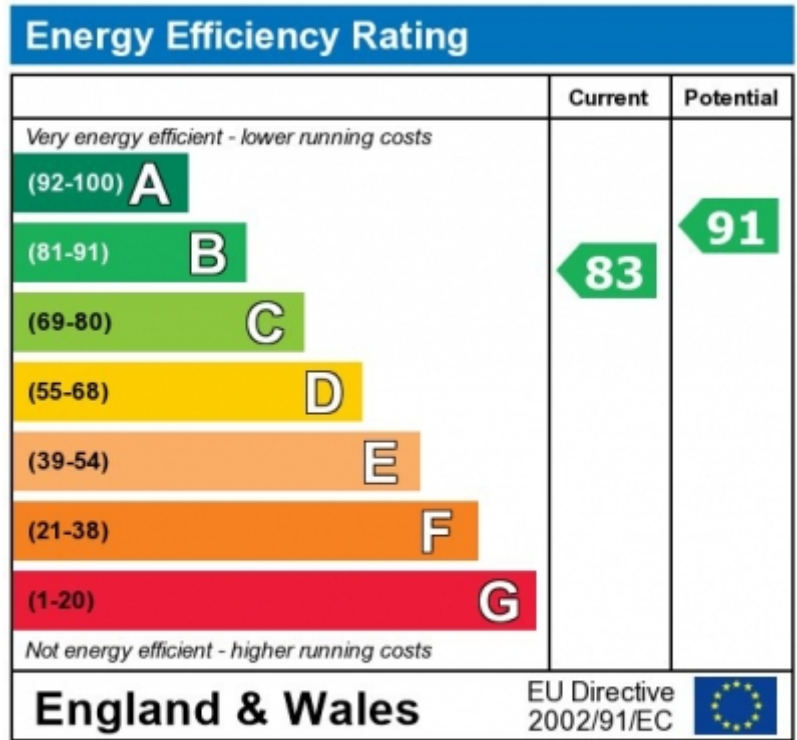




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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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