



£270,000 OIRO

Derwent Chase, Waverley, Rotherham

End of Terrace | 4 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- Stylish Accommodation Over Three Floors
- Spacious Family Home
- Fabulous Open Plan Living
- Master Bedroom with Ensuite
- Modern Family Bathroom
- Downstairs WC
- Enclosed Landscaped Rear Garden
- Off Road Parking & Garage
- Highly Desirable Location
- VIEWING ESSENTIAL!

Property Description

BEAUTIFULLY PRESENTED YOUR MONIES WELL SPENT...IN THIS AFFORDABLE FOUR BED ON THE DESIRABLE DERWENT...!

Uflit are more than delighted to welcome to the market this STYLISH Three/ four bedroom 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 STYLISH Three/ four bedroom 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 in the catchment area of the newly built school. In brief, a spacious open plan family room which flows through to the hub of the home the kitchen diner creating a fabulous entertaining area, tastefully fitted French doors adopt a large bay opening out onto the rear garden which in turn allows for further entertaining, a further office/ snug and a separate wc. The first floor creates a more peaceful setting with a master bedroom with ensuite and bedroom two currently used as a lounge. The second floor creates two further bedrooms and a beautiful family bathroom. To the outside an attractive low maintenance frontage with ample road side parking and to the rear an enclosed landscaped garden with patio areas. Beyond is a driveway providing further parking and a brick-built garage. The property also benefits from an alarm system and a range of fitted blinds. All this and more to be found at this BEAUTIFUL FAMILY HOME. Call Uflit today 01709 912730.

Tenure: Freehold

Entrance

A glazed composite door invites you to a light and warming hallway, laminate flooring which seamlessly flows throughout, carpeted spindled stairs to first-floor, radiator and doors opening to the open plan living area, snug, wc and a double storage cupboard.

Open Plan Living Area w: 4m x l: 7.3m (w: 13' 1" x l: 23' 11")

The hub of this family home is the modern kitchen with a range of wall and base units with complimentary worksurface areas, matching upstands and a counter top sink with designer tap. Appliances to include a built-in oven, gas hob with glass back panel, extractor fan, fridge/ freezer, dishwasher and washing machine. Laminate flooring seamlessly flows through to a light and spacious living area where French adopt a large bay whilst opening onto the rear garden allowing an abundance of light to flow through, two radiator adds warmth and a door to further storage.

Snug/ Office w: 1.9m x l: 2.8m (w: 6' 3" x l: 9' 2")

A further reception room currently used as an office with carpeted flooring, radiator and a front facing upvc window.

Downstairs WC

Comprising of a low level wc, floating wash hand basin with tiled back panel, radiator and vinyl flooring.

FIRST FLOOR:

A spindled carpeted landing with radiator, doors giving access to master bedroom, bedroom two/ lounge and further carpeted spindled stairs to the second floor.

Master bedroom w: 4m x l: 3.1m (w: 13' 1" x l: 10' 2")

A spacious modern master bedroom with two front facing upvc windows, radiator, carpeted flooring and a door giving access to the ensuite.

En-suite w: 1.6m x l: 2.2m (w: 5' 3" x l: 7' 3")

A modern ensuite comprising of a built-in shower cubicle with partially tiled wall, a floating vanity wash hand basin with designer wall mounted tap and a low level wc. Radiator, side facing upvc window and vinyl flooring.

Bedroom 2 w: 4m x l: 3.6m (w: 13' 1" x l: 11' 10")

A double bedroom currently used as the lounge with carpeted flooring, radiator and two rear facing upvc windows.

SECOND FLOOR:

A spindled carpeted landing with radiator, doors giving access to two further bedrooms, the family bathroom and a loft for further storage.

Bedroom 3 w: 4m x l: 3.5m (w: 13' 1" x l: 11' 6")

With a range of beautiful bespoke fitted wardrobes, a further built-in storage cupboard, carpeted flooring, radiator and a Velux window.

Bedroom 4 w: 4m x l: 2.4m (w: 13' 1" x l: 7' 10")

With a built-in storage cupboard, radiator, carpeted flooring, a front facing upvc window and a Velux window..

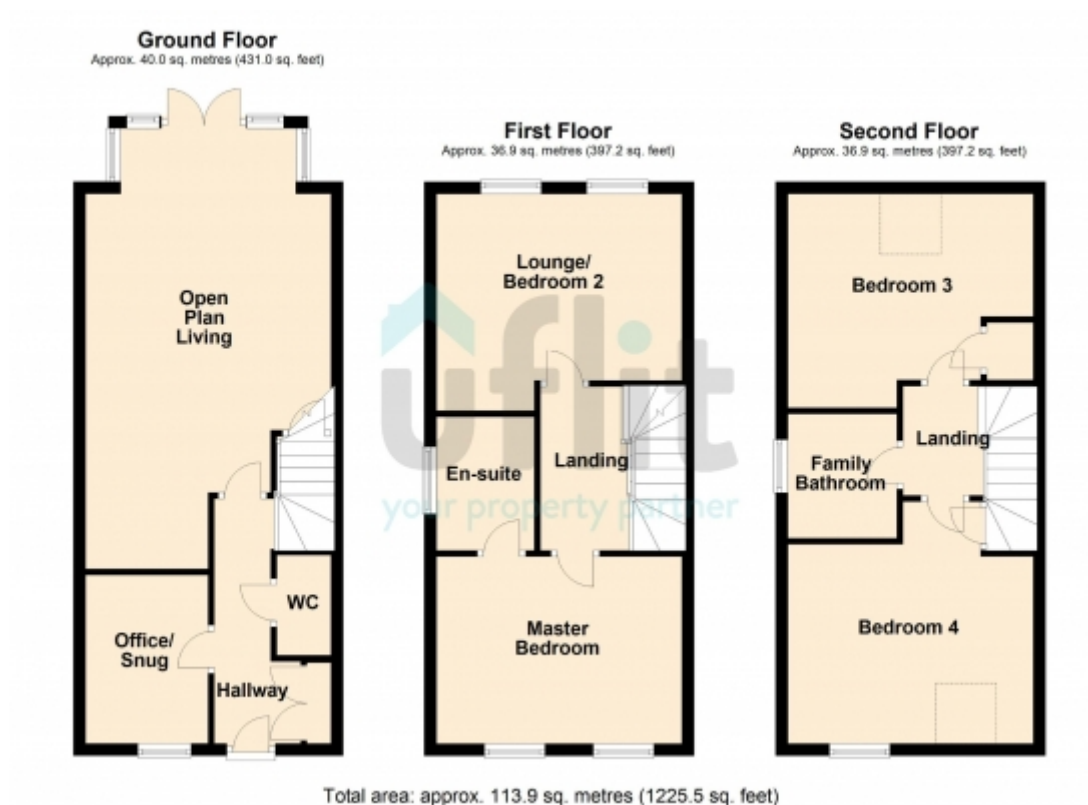
Family Bathroom w: 1.8m x l: 2m (w: 5' 11" x l: 6' 7")

A modern family bathroom benefiting from a panelled bath with overhead shower and screen, vanity wash hand basin and a low level wc. Partially tiled walls and contrasting vinyl flooring, heated towel rail and a side facing upvc window.

Outside

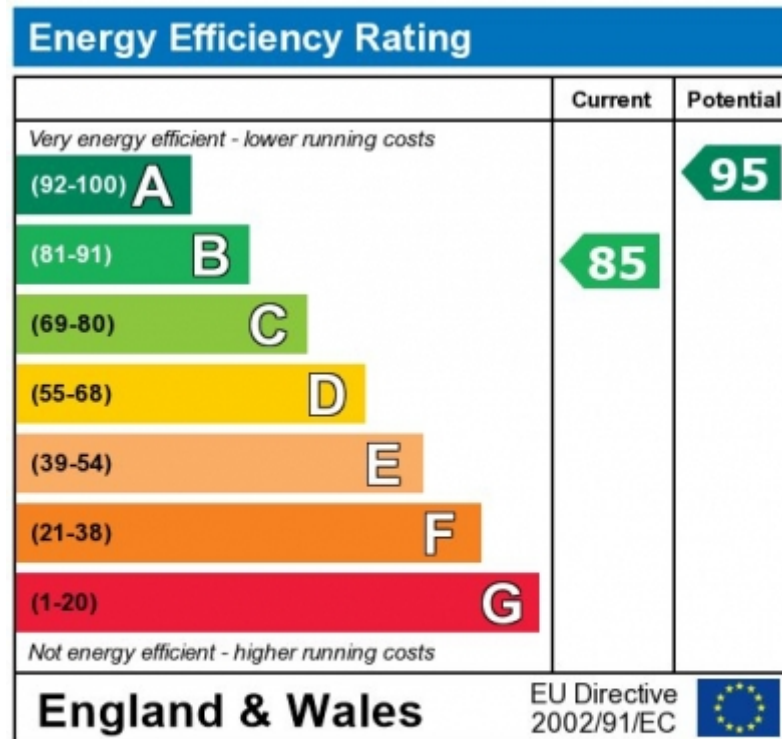
A delicate wall protects an attractive low maintenance frontage with decorative stone chippings and ample road side parking. To the rear a paved patio leads to a low maintenance Astro turf garden with decorative stone borders, this in turn leads to a further decked patio with gated access to the rear. Beyond is a driveway and brick built garage with electrics.





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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