



£380,000 OIRO

Mitchell Way, Waverley, Rotherham

Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- VIEWING ESSENTIAL
- Beautiful Four Bedroom Detached Family Home
- Downstairs WC
- Highly Desirable Location
- Master with Ensuite
- Ample Off-Road Parking & integral Garage
- Stunning Landscaped Rear Garden
- Stylish Family Bathroom

Property Description

A STYLISH PROPERTY, YOU'LL NEVER ROAM...THE HIGHEST OF STANDARDS IN THIS EXECUTIVE HOME...!

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

Main Particulars

A STYLISH PROPERTY, YOU'LL NEVER ROAM...THE HIGHEST OF STANDARDS IN THIS EXECUTIVE HOME...!

Uflit are more than delighted to welcome to the market this FABULOUS STYLISH 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 and excellent transport links and 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 bi-fold doors opening out on to the garden which in turn allows for further entertaining, a large double storage cupboard adopts a utility area and a separate beautifully presented wc. The first floor creates a more peaceful setting with a master bedroom with ensuite, three further bedrooms and a stunning 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 STUNNING landscaped enclosed garden with STYLISH patio areas and low maintenance Astro turf gardens with decorative borders and a beautiful bespoke pagoda all adds to the attraction and desirability of this property. The property also benefits from a dual heating control system, a large range of fitted day and night blinds and an alarm system. All this to be found at this BEAUTIFUL FAMILY HOME. Call Uflit today 01709 912730.

Tenure: Freehold

Entrance

A delicate canopy invites you through a glazed composite door with side panel to a light and warming hallway entrance, beautiful tiled flooring seamlessly flows throughout the ground floor accommodation, carpeted spindled stairs to first floor, radiator and a door opening to the w.c, lounge, garage and storage/ utility.

Open Plan Kitchen Diner w: 3.1m x l: 5.2m (w: 10' 2" x l: 17' 1")

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

The hub of this family home is a modern kitchen with a range of wall and base units with complimentary work surface areas and matching upstands. Appliances to include an eye level built in electric oven and hot plate, complimentary microwave, gas hob with glass back panel, extractor fan, fridge/ freezer and dishwasher. Spot lighting and undercounter lighting creates the mood and a radiator adds warmth. The kitchen gives a sense of separation to the dining area whilst retaining the open plan aspect. A light and spacious dining area with beautiful bi-fold doors opening onto the garden whilst allowing an abundance of light to flow through and a radiator adds warmth. A further door opens to a storage cupboard with plumbing for utilities.

Lounge w: 3.2m x l: 4.4m (w: 10' 6" x l: 14' 5")

A spacious beautifully presented living area with a stunning feature wall, carpeted flooring, radiator and a rear facing upvc window.

Downstairs WC w: 1.6m x l: 1.7m (w: 5' 3" x l: 5' 7")

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

FIRST FLOOR:

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

Master bedroom w: 3.2m x l: 4.5m (w: 10' 6" x l: 14' 9")

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

En-suite w: 2.4m x l: 2.1m (w: 7' 10" x l: 6' 11")

A beautifully appointed ensuite comprising of a walk in shower with double shower and ceiling mounted head 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, rear facing upvc window and modern flooring.

Bedroom 2 w: 3.1m x l: 3.9m (w: 10' 2" x l: 12' 10")

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

Bedroom 3 w: 3.2m x l: 3m (w: 10' 6" x l: 9' 10")

A further double bedroom with radiator, carpet and a full length upvc front facing window.

Bedroom 4 w: 3.1m x l: 3m (w: 10' 2" x l: 9' 10")

An ample sized fourth bedroom with carpeted flooring, radiator and a front facing upvc window.

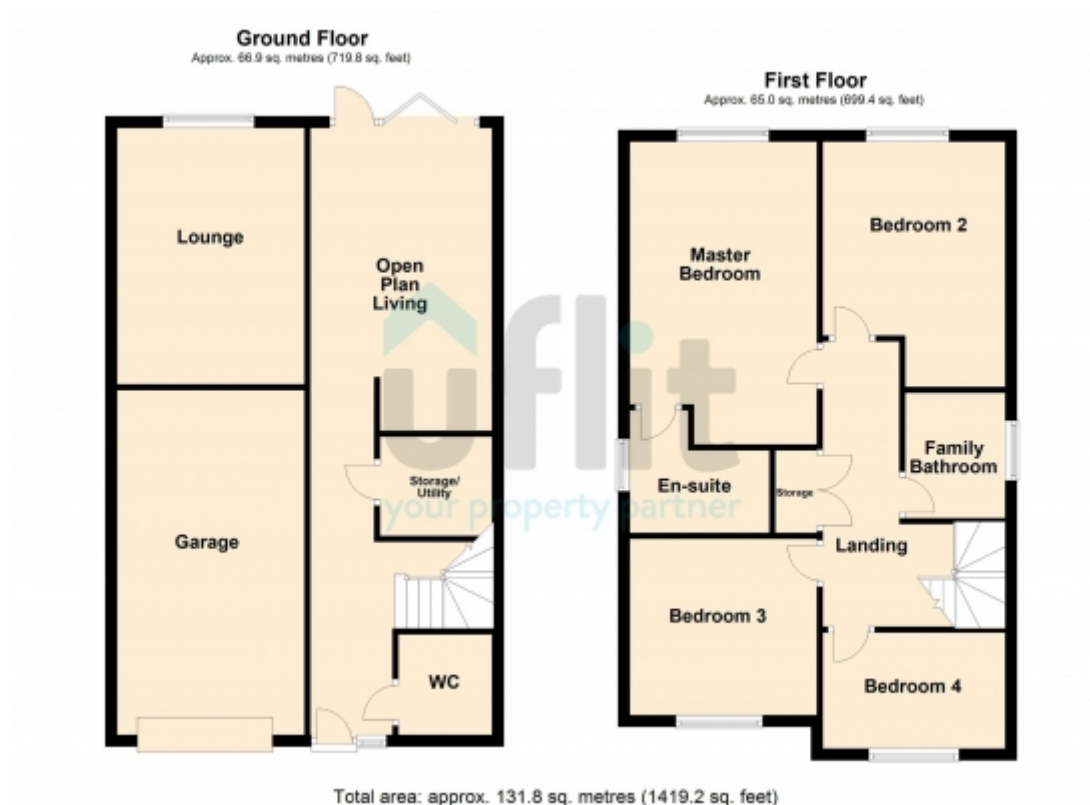
Family Bathroom w: 1.7m x l: 2.2m (w: 5' 7" x l: 7' 3")

A stylish modern family bathroom emulating the standard this property has to offer benefiting from a panelled 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 a bespoke inset wall unit, contrasting modern flooring, heated towel rail, spot lighting and a side facing upvc window.

Outside

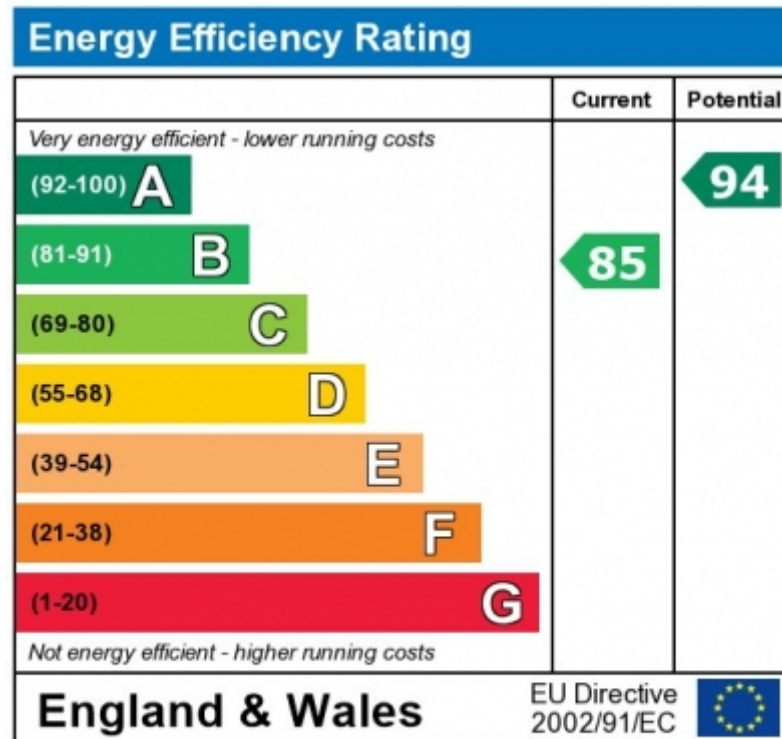
An attractive open aspect frontage with decorative stone and sleeper borders, a driveway providing ample off road parking leads to the integral garage. A paved path leads to side gated access where a stunning landscaped garden awaits. A paved patio adjoins an Indian stone patio sheltered by a stylish Pagoda which in turn leads to a low maintenance Astro turf garden with decorative stoned sleeper borders and manicured shrubs 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.

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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