



£275,000 OIRO

Eyam Way, Waverley, Rotherham

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- FABULOUS GROWING FAMILY HOME
- Three Bedrooms with Ensuite to Master
- Spacious Living Accommodation Over Three Floors
- Open Plan Kitchen/ Diner
- Appointed to a Very High Standard Throughout
- Highly Sought After Location
- Downstairs WC
- Beautiful Landscaped Gardens
- Spectacular Mancave/Office
- VIEWING HIGHLY ADVISED!

Property Description

BEAUTIFULLY PRESENTED, WE KNOW YOU WON'T ROAM...WITH A SPECTACULAR MANCAVE/ OFFICE TO WORK FROM HOME...!

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

Main Particulars

BEAUTIFULLY PRESENTED WE KNOW YOU WON'T ROAM...WITH A SPECTACULAR MANCAVE/ OFFICE TO WORK FROM HOME...!

Uflit are more than delighted to welcome to the market this three 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, downstairs wc and a separate lounge benefitting from French doors opening onto the rear garden . Accommodating the first floor are two ample sized bedrooms and a family bathroom, to the second floor an exemplary master bedroom with ensuite. The outside has curb appeal with an open aspect frontage overlooking an attractive green and a driveway provides off-road parking. To the rear a beautiful low maintenance landscaped garden with stunning patio areas creating a fantastic outdoor entertaining space. A fabulous addition to the property is a fabulous large mancave/ office. 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. 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 carpeted flooring which leads to carpeted stairs and the first-floor accommodation, radiator, storage cupboard and door to the kitchen/ diner.

Kitchen/diner w: 3.2m x l: 5.3m (w: 10' 6" x l: 17' 5")

A beautiful kitchen with a range of modern wall and base units with complimentary work surface areas, matching upstands with counter top sink and a further adjoining breakfast bar area compliments. Integrated appliances to include an inset oven, electric hob with a glass back panel and extractor fan, integrated dishwasher, washing machine and fridge/ freezer. A front facing upvc window illuminates this space, under stairs recess utilising space and laminate flooring flows through to the dining area where a radiator adds warmth. A door giving access to the wc and an opening to the lounge.

Downstairs WC

Comprising of a corner wash hand basin with tiled back panel, low level wc, a continuation of the laminate flooring and radiator.

Lounge w: 4.3m x l: 3.5m (w: 14' 1" x l: 11' 6")

A modern stylish lounge with a bespoke media wall and complimentary bespoke recess shelving, carpeted flooring, radiator and rear facing French doors with side glazed panels allowing an abundance of light to flow through whilst opening on to the fantastic landscaped entertaining space.

Landing

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

Bedroom 2 w: 4.3m x l: 3.5m (w: 14' 1" x l: 11' 6")

A large double bedroom with a rear facing upvc window, carpeted flooring, radiator and a door giving access to storage.

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

An ample sized third bedroom with a Juliet balcony with French doors opening to give views over the green, radiator and carpeted flooring.

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

A beautifully appointed family bathroom comprising of a panelled bath with low level wc and a floating wash hand basin. Modern partially tiled walls with contrasting laminate flooring and a radiator.

Master bedroom w: 4.3m x l: 6.9m (w: 14' 1" x l: 22' 8")

Is this the master bedroom of your dreams? commanding the second floor is this beautifully appointed master bedroom featuring an open spindled staircase, front facing upvc window, carpeted flooring flowing through to the dressing area, two radiators, a rear Velux window allowing for extra light and door giving access to the ensuite.

Ensuite w: 1.4m x l: 2.7m (w: 4' 7" x l: 8' 10")

A further modern shower room tastefully appointed, comprising of shower cubicle, low level wc and a floating wash hand basin. Modern partially tiled walls with contrasting laminate flooring, radiator and a further Velux window.

Outside

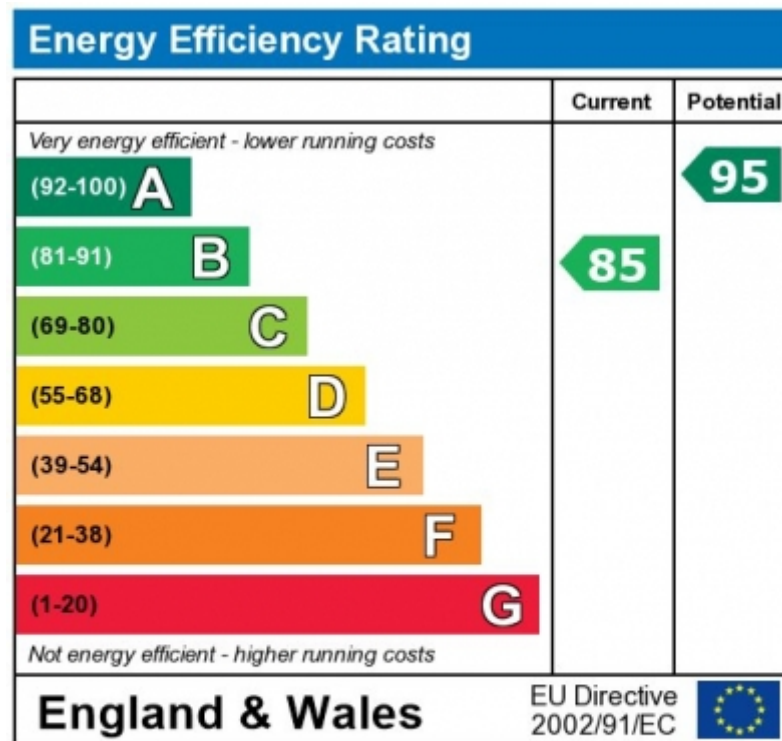
This house has curb appeal...An open aspect low maintenance frontage with a paved path and manicured foliage and a driveway allows for off-road parking. Side gated access to the rear where a beautifully landscaped garden awaits, an Indian stone patio wraps around an Astro turf garden complimented with a further large decked patio with bespoke glass balustrades and stone chipping borders giving this fabulous entertaining space a touch of elegance. To perfect this idyllic garden is a fabulous mancave currently used as an office/work environment with outdoor mood lighting. French doors open to laminate flooring, spot lighting, electric heating and a side facing upvc window.





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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