



£1,200 Monthly

Ashbourne Way, Waverley

House | 3 Bedrooms | 3 Bathrooms

0114 698 0772



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# Step Inside

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## Key Features

- AVAILABLE FROM - 12th September 2024
- Living/Dining Area With Patio Doors Leading To The Rear
- Three Good Size Bedrooms
- Master Bedroom With En-Suite
- Drive & Private Rear Garden
- Three Bathrooms In This Property
- Walking Distance to Waverley Junior School
- Brilliant Local Amenities Close By
- Access To The M1 & Sheffield Parkway
- Walking Distance To The New Olive Lane Development

## Property Description

AVAILABLE FROM - 12th September 2024

Welcome to this charming property located on Ashbourne Way in the desirable area of Waverley.

This delightful house boasts a spacious living/dining area that opens up to the rear through patio doors, allowing natural light to flood the space.

With three good-sized bedrooms, including a master bedroom with its own en-suite bathroom, this property offers comfort and convenience for a growing family or those who enjoy having extra space.

The property also features a drive, providing off-road parking-a valuable asset in this bustling neighbourhood.

Situated within walking distance to Waverley Junior School, this home is perfect for families with young children, making the morning school run a breeze.

Built in 2015, this modern property offers 829 sq ft of living space, ideal for those looking for a cosy yet functional home.

Don't miss out on the opportunity to make this house your own and enjoy the peaceful surroundings of Waverley.

Book a viewing today and envision the possibilities that this lovely property has to offer.

## Main Particulars

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### Entrance Hall

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**Kitchen** - 3.58 x 2.18 (11'8" x 7'1") -

**Downstairs Wc** - 1.42 x 0.73 (4'7" x 2'4") -

**Downstairs Cloakroom/Utility Area** - 0.67 x 0.72 (2'2" x 2'4") -

**Living Room** - 4.54 x 4.46 (14'10" x 14'7") -

**Master Bedroom** - 2.48 x 3.51 (8'1" x 11'6") -

**Master Bedroom En-Suite** - 2.47 x 1.21 (8'1" x 3'11") -

**Bedroom Two** - 2.45 x 2.99 (8'0" x 9'9") -

**Bedroom Three** - 1.78 x 2.59 (5'10" x 8'5") -

**Main Bathroom** - 2.23 x 1.77 (7'3" x 5'9") -

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