



£1,800 Monthly

Waverley Walk, Waverley, Rotherham

Detached House | 4 Bedrooms | 3 Bathrooms

0114 470 1013



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WAVELETS

# Step Inside

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## Key Features

- Available Now! Be Settled For Christmas!!
- Four Bedroomed Furnished Detached
- Interior Decorated To A High Standard
- Downstairs WC & Ensuite To Master Bedroom
- Four Double Sized Bedrooms
- Spacious Garden For Family Entertaining
- Parking For A Minimum Of Two Vehicles With Drive & Garage
- Walking Distance To The New Olive Lane Development
- Walking Distance To Olive Lane & Morrisons
- Easy Access To M1 & Sheffield Parkway

## Property Description

Available Now, Just In Time To Settle For Christmas!!

Nestled in the charming area of Waverley, Rotherham, this delightful detached house on Waverley Walk offers a perfect blend of modern living and comfort. Built in 2015, the property boasts a generous 1,140 square feet of well-designed space, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The heart of the home features a spacious kitchen that flows seamlessly into the dining area, creating a warm and welcoming atmosphere for family gatherings.

With four double-sized bedrooms, there is ample space for everyone, ensuring comfort and privacy. The property also includes three well-appointed bathrooms, providing convenience for busy mornings. Additionally, the downstairs WC adds to the practicality of the home.

One of the standout features of this home is the expansive garden, which offers a wonderful space for family entertaining and outdoor activities. Whether you envision summer barbecues or a safe play area for children, this garden is sure to impress.

Parking is a breeze with space for a minimum of three vehicles, making it ideal for families with multiple cars or guests.

This property is available now, allowing you to settle in just in time for Christmas. With its modern amenities and spacious layout, this home is a fantastic opportunity for those seeking a comfortable and stylish living environment in a desirable location.

Don't miss the chance to make this lovely house your new home. EPC Rating 88B

## Main Particulars

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**Front -**

**Entrance Hall -**

**Hallway -**

**Living Room -** 4.75 x 2.91 (15'7" x 9'6") -

**Kitchen/Diner -** 6.45 x 3.37 (21'1" x 11'0") -

**Utility Room -** 1.80 x 1.65 (5'10" x 5'4") -

**Dowstairs We -**

**Landing -**

**Master Bedroom -** 4.60 x 2.91 (15'1" x 9'6") -

**Master Bedroom En-Suite -** 2.53 x 2.06 (8'3" x 6'9") -

**Bedroom Two -** 4.17 x 3.13 (13'8" x 10'3") -

**Bedroom Three -** 3.20 x 2.67 (10'5" x 8'9") -

**Bathroom -** 2.18 x 2.08 (7'1" x 6'9") -

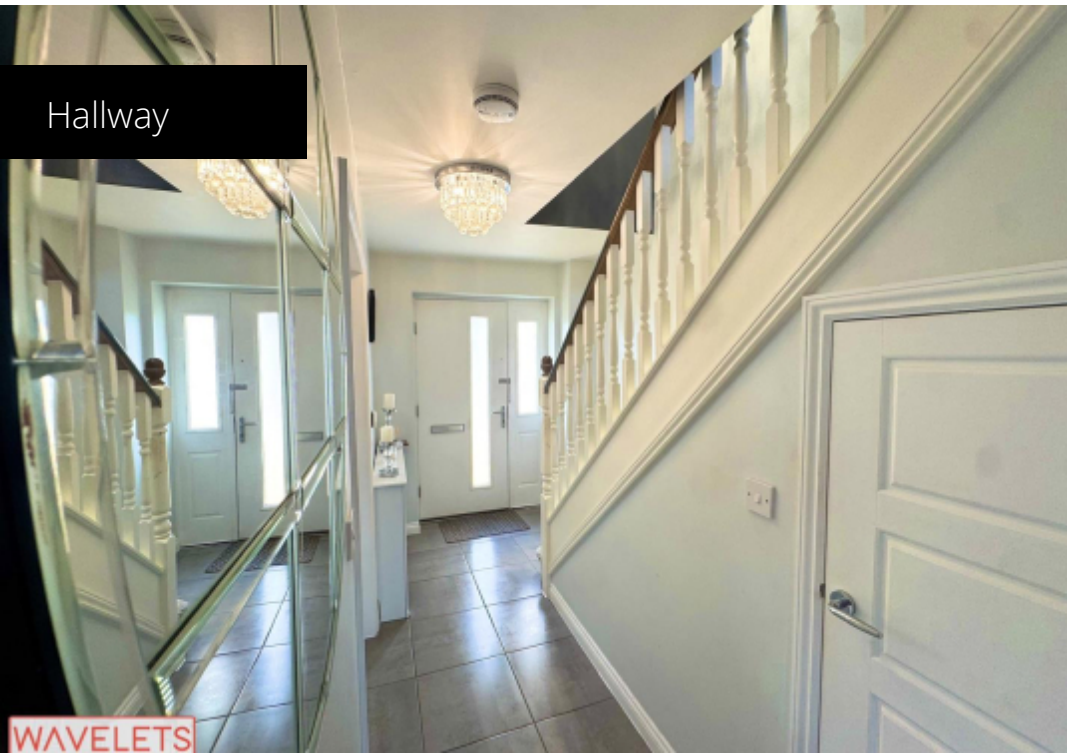
**Bedroom Four -** 3.12 x 2.57 (10'2" x 8'5") -

**Garage -** 6.22 x 3.40 (20'4" x 11'1") -

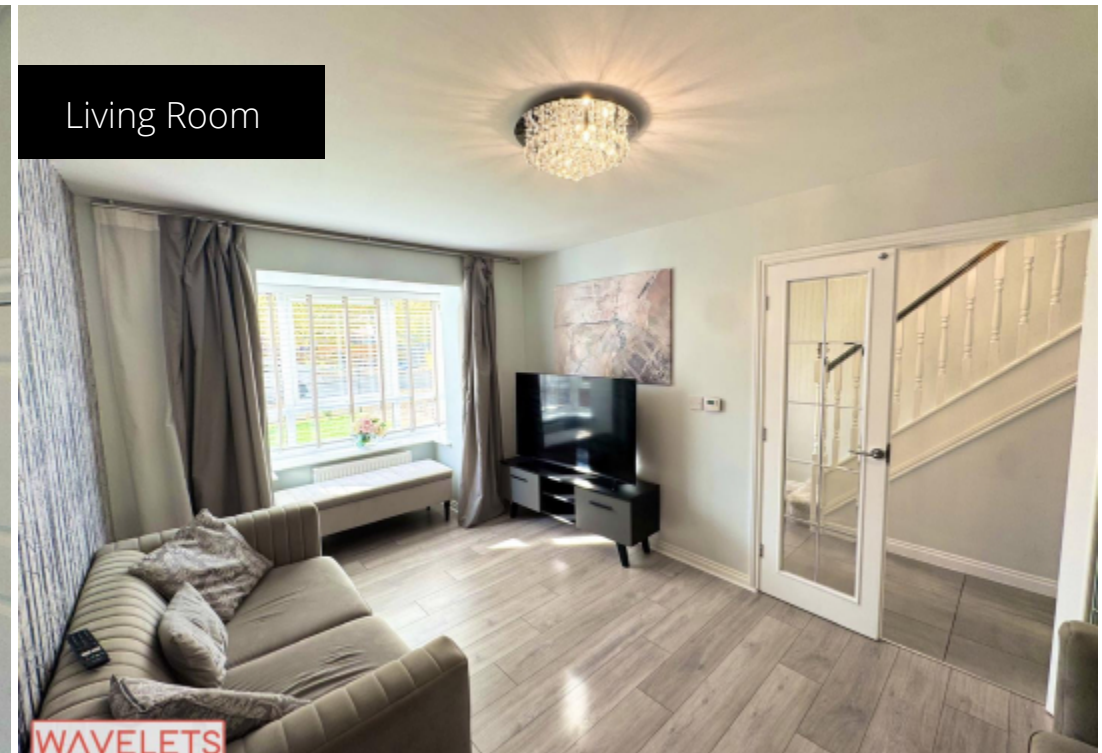
**Garden -**



Hallway



Living Room



Kitchen/Diner



Kitchen/Diner



Telephone: 0114 470 1013



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