



£380,000 Guide Price

Autumn Fields, Waverley, Rotherham

Detached House | 4 Bedrooms | 3 Bathrooms

0114 470 1013



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# Step Inside

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## Key Features

- Guide Price £380,000 - £400,000 - Open House
- Welcome To This Spacious Four Bedroomed House
- Office, Dining Room & A Separate Living & Kitchen Area
- Property Is Situated On A Corner Plot
- Brilliant Kids Park & Waverley Junior School Within Walking Distance
- Rental Income Potential - Speak To The Agent
- Spacious Rear Garden & A Excellent Entertaining Space
- Parking For More Than One Vehicle, Including A Garage
- Walking Distance To Olive Lane & Morriosns
- Close To M1 & Sheffield Parkway

## Property Description

Gudie Price £380,000 - £400,000 - Open House - Please Call To Arrange Your Slot

Welcome to this spacious four-bedroom detached house located in the desirable area of Autumn Fields, Waverley, Rotherham.

With a generous living space of 1,249 square feet, this property offers ample room for families or those seeking extra space.

Upon entering, you will find two well-appointed reception rooms, perfect for entertaining guests or enjoying quiet family time. The property also features a dedicated office, ideal for those who work from home or require a study area. The dining room provides a lovely setting for family meals and gatherings.

The four bedrooms are thoughtfully designed to provide comfort and privacy, while the three bathrooms ensure convenience for all residents.

This home is perfect for modern living, accommodating the needs of a busy household.

Outside, the spacious rear garden offers a wonderful space for outdoor activities, gardening, or simply relaxing in the fresh air.

Additionally, the property boasts parking for up to three vehicles, making it easy for you and your guests to come and go.

Situated close to the M1, this location provides excellent transport links for commuting and exploring the surrounding areas. Families will also appreciate the nearby brilliant skate park, which adds to the appeal of this vibrant community.

In summary, this delightful home in Autumn Fields is a perfect blend of space, comfort, and convenience, making it an ideal choice for your next move. Don't miss the opportunity to make this charming property your own.

This Property Also Has A Rental Income Potential, Please Speak To The Agent.

## Main Particulars

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LEAD IN TEXT

**Entrance Hall** -

**Living Room** - 5.19 / 3.10 max (17'0" / 10'2" max) -

**Kitchen / Dining Room** - 4.61 x 4.60 max (15'1" x 15'1" max) -

**Dining Room** - 3.2 x 2.9 max (10'5" x 9'6" max) -

**Downstairs W/C** - 1.6 x 0.86 max (5'2" x 2'9" max) -

**Master Bedroom** - 4.04 / 3.07 max (13'3" / 10'0" max) -

**Ensuite Bathroom** - 1.19 x 2.07 max (3'10" x 6'9" max) -

**Bedroom Two** - 4.08 x 3.05 max (13'4" x 10'0" max) -

**Bedroom Three** - 3.98 x 3.05 max (13'0" x 10'0" max) -

**Bedroom 4** - 2.40 x 2.85 max (7'10" x 9'4" max) -

**Family Bathroom** - 2.06 x 1.69 (6'9" x 5'6") -

**Landing** -

**Garage** -

**Garden** -

LEAD OUT TEXT

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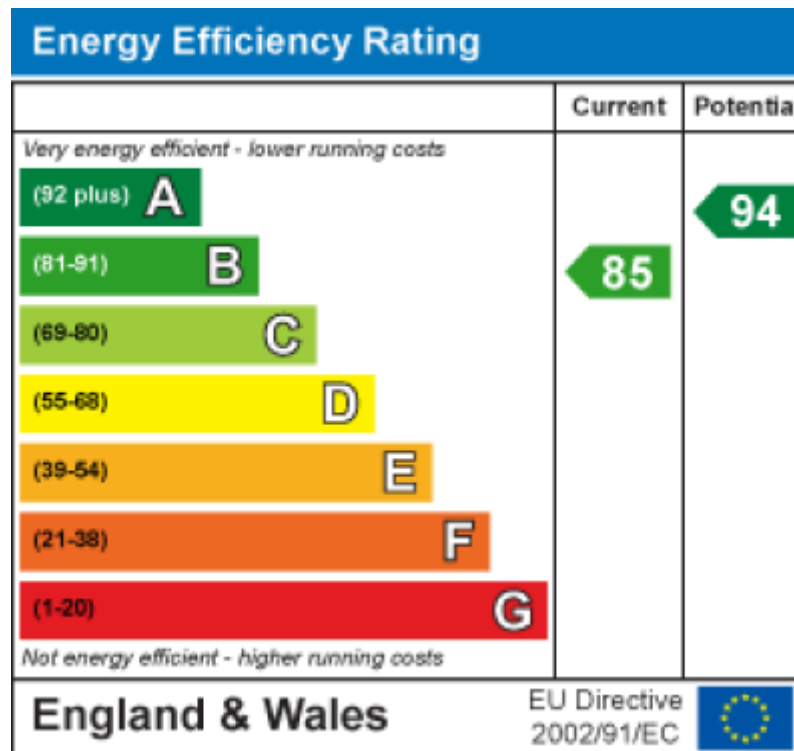




TOTAL FLOOR AREA: 1248 sq. ft. (116.5 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan compared to measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over the years.  
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