

Freehold

Asking Price: £395,000

Bradfield Way, Waverley, Rotherham,
South Yorkshire, S60



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GENEROUSLY PROPORTIONED, FOUR BEDROOM DETACHED HOME! SOUGHT AFTER LOCATION! PERFECTLY PLACED FOR THE COMMUTER! MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE! VIEWING IS AN ABSOLUTE MUST!

Located within this ever popular modern development, a beautifully appointed four bedroom, detached family home. The position affords great access to the Sheffield Parkway and the M1 motorway network making this an ideal base for the commuter. The development is well served by a range of amenities including well regarded secondary school. The accommodation briefly comprises an entrance hallway, lounge, kitchen diner, utility room, WC and a family room. To the first floor is a landing, master bedroom with dressing room and en-suite shower room, three further bedrooms and a family bathroom. Outside, off road parking is provided by a driveway and garage and there are attractive, well tended gardens to the front and rear. Viewing is an absolute must! Call Lincoln Ralph today to avoid disappointment!

Entrance Hall A pleasant hallway that has a front facing double glazed entrance door, tiling to the floor, storage cupboard and a designer radiator. Stairs rise to the first floor landing and doors open to the lounge, kitchen and family room.

Lounge 4.71 x 3.26. A well presented room with rear facing UPVC double glazed French doors and a designer radiator.

Family Room 3.57 x 3.13. (The latter measurement increases to 3.59) Front facing UPVC double glazed window, radiator and a useful under stairs storage cupboard.

Kitchen Diner 4.28 x 3.79. A genuine highlight of the accommodation is this beautifully appointed kitchen that is fitted with a range of wall mounted and base level units in a white high gloss finish complimented by plinth mood lighting. Work surfaces incorporate a one and a half bowl stainless steel sink with mixer tap, integrated four ring gas hob with electric oven and extractor hood over. There are downlights to the ceiling, tiling to splashback height, integrated dishwasher along with space for a fridge freezer. In addition, there is a front facing UPVC double glazed bay window, side facing UPVC double glazed window and a radiator. An archway opens to the utility room.

Utility Room 1.67 x 1.61. Fitted with a range of wall mounted and base level units in a white high gloss finish with work surfaces incorporating a stainless steel sink with mixer tap. Having tiling to splashback height and to the floor, plumbing for a washing machine, rear facing UPVC double glazed window, rear facing double glazed entrance door and a radiator. A door opens to the WC.

WC Fitted with a white low flush WC, wash hand basin with tiling to splashback height, rear facing UPVC double glazed window and a radiator.

First Floor Landing Having loft access, side facing UPVC double glazed window, cupboard and a radiator, Doors open to the bedrooms and bathroom.

Master Bedroom 3.31 x 3.19. UPVC double glazed window and a radiator. The room opens to the dressing room.

Dressing Room Having fitted wardrobe and a door opening to the en-suite shower room.

En-Suite Shower Room 2.47 x 1.39. Fitted with a white suite comprising a shower enclosure with overhead drencher, low flush WC and a vanity wash hand basin. Having tiling to the walls and floor, downlights to the ceiling, side facing UPVC double glazed window, extractor fan and a heated chrome towel rail.

Bedroom 2 3.31 x 2.64. Front facing UPVC double glazed window and a radiator.

Bedroom 3 3.43 x 2.69. Rear facing UPVC double glazed window, fitted wardrobe and a radiator.

Bedroom 4 3.08 x 2.61. Front facing UPVC double glazed window and a radiator.

Family Bathroom 2.57 x 2.09. A well appointed room that is fitted with a white suite comprising a panelled bath, Shower enclosure, vanity wash hand basin and a low flush WC. Having tiling to the walls and floor, downlights to the ceiling, extractor fan and a front facing UPVC double glazed window

Outside To the front is a well tended garden that is mainly laid to lawn. To the rear is an enclosed garden with a flagged patio and lawn along with a raised decked terrace with canopy and hot tub standing area. In addition, there are external power points and a gate that opens to the rear where off road parking can be found by way of a driveway and garage.



- Four bedroom detached home
- Master bedroom with dressing room & en-suite
- Beautifully appointed dining kitchen
- Sought after location
- Driveway & garage
- Perfectly placed for the commuter
- Generously proportioned
- Viewing is highly recommended!

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor

Approx. 61.5 sq. metres (661.6 sq. feet)



First Floor

Approx. 58.8 sq. metres (632.9 sq. feet)



Total area: approx. 120.3 sq. metres (1294.5 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.