

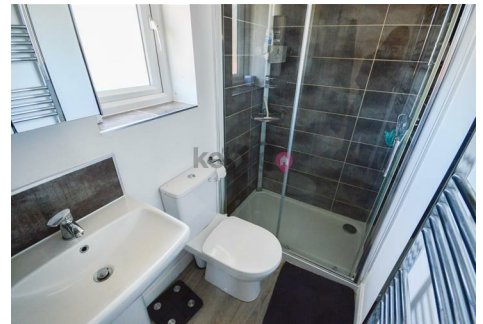
Marketing Preview



1 Highfield Square, Waverley, Rotherham, S60 8AY

£390,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



**** GUIDE PRICE £390,000 - £400,000 **** A fantastic opportunity to purchase this four bedroom detached property which was built in 2016 and is situated in a quiet location. Offering a master bedroom with an ensuite, downstairs WC and a detached garage. Being generous sized and spacious throughout. Close to amenities and road links to the M1 Motorway. Perfect family home!

SUMMARY

**** GUIDE PRICE £390,000 - £400,000 **** A fantastic opportunity to purchase this four bedroom detached property which was built in 2016 and is situated in a quiet location. Offering a master bedroom with an ensuite, downstairs WC and a detached garage. Being generous sized and spacious throughout. Close to amenities and road links to the M1 Motorway. Perfect family home!

HALLWAY

Enter via a composite door into the welcoming hallway with neutral decor and carpeted flooring. Ceiling light, radiator and two storage cupboards. Doors to the WC, lounge, dining room and kitchen.

LOUNGE 10'2" x 17'8"

A bright and spacious reception room with neutral decor and carpeted flooring. Two ceiling lights, radiator and double doors to the rear.

DINING ROOM 9'9" x 10'10"

A spacious extra living space with neutral decor and carpeted flooring. Ceiling light, radiator and two windows.

DOWNSTAIRS WC 2'9" x 7'9"

Comprising of a close coupled WC and sink. Ceiling light, radiator, neutral decor and vinyl flooring.

KITCHEN 15'11" x 15'0"

A modern, spacious and stylish kitchen fitted with ample wall and base units, contrasting worktops and tiled splash back. Oven, hob and extractor fan. Integrated fridge/freezer, dishwasher and washing machine. One and a half sink with a drainer and mixer tap. Ceiling light, radiator and three windows. Vinyl flooring and double doors to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor spacious landing with neutral decor, a window and access to the loft. Doors to the four bedrooms and bathroom.

BEDROOM ONE 15'1" x 10'0"

A spacious and double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window. Door to the ensuite.

ENSUITE 3'10" x 6'6"

A modern ensuite having a walk in shower, close coupled WC and sink. Ceiling light, radiator, obscure glass window and vinyl flooring.

BEDROOM TWO 12'10" x 8'10"

A double bedroom with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and two windows.

BEDROOM FOUR 7'0" x 7'4"

A double bedroom with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and window.

OUTSIDE

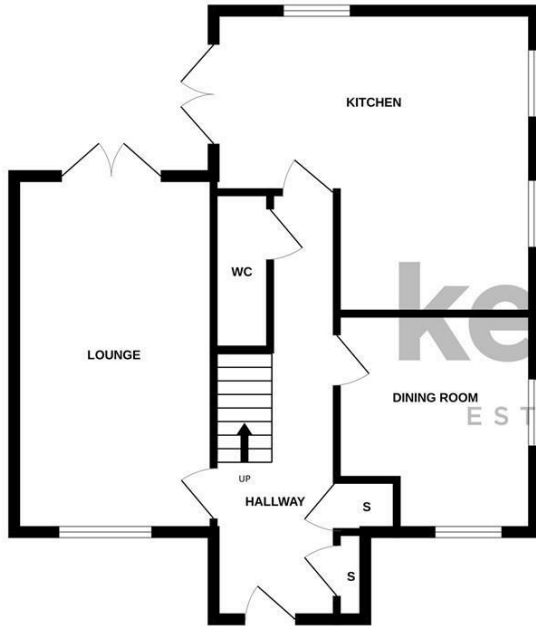
To the front of the property is a well presented, low maintenance garden which is gated and has a path to the front door.

To the rear of the property is a private, enclosed and generous sized garden which is well presented and low maintenance with a lawn area and patio area. Access to the garage and off road parking for one car.

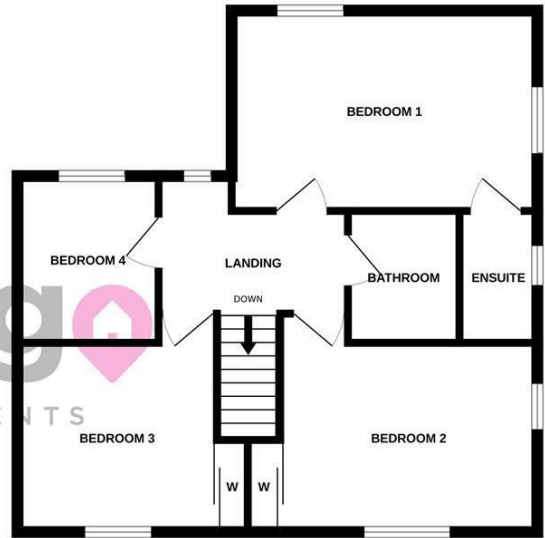
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - ROTHERHAM COUNCIL

GROUND FLOOR
623 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1206 sq.ft. (112.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

