



## Marketing Preview



**11 Parkside Way, Waverley, Rotherham, S60 8DF**

**£345,000**

**Bedrooms 4, Bathrooms 3, Reception Rooms 2**



Built in 2020, this immaculate four-bedroom detached home offers deceptively spacious accommodation with modern décor throughout. The property benefits from two generous reception rooms, a downstairs WC and a master bedroom with en-suite. Externally, there is a landscaped and enclosed rear garden, along with off-road parking and a garage. Situated on a sought-after estate with excellent road links to the M1, this is an ideal family home.

## SUMMARY

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A welcoming hallway provides access to the downstairs WC and leads through to a cosy living area overlooking the front of the property, along with a useful under-stairs storage cupboard. To the rear is a large kitchen/diner, fitted with a high-gloss kitchen and benefiting from a breakfast bar and patio doors opening out to the rear garden. The kitchen also includes a utility cupboard housing the boiler.

Stairs rise to the first floor, where there is a double master bedroom to the front with fitted wardrobes and an en-suite shower room. A further double bedroom is located to the rear, along with a generous single bedroom to the front currently used as an office, and another single bedroom to the rear. Completing the floor is a modern family bathroom. The property also benefits from access to a partly boarded loft with fitted loft ladder.

To the front of the property is a pebbled area, with a driveway to the side providing off-road parking for two cars and access to the detached garage. There is outside lighting to the front and side, along with a secure gated access to the rear.

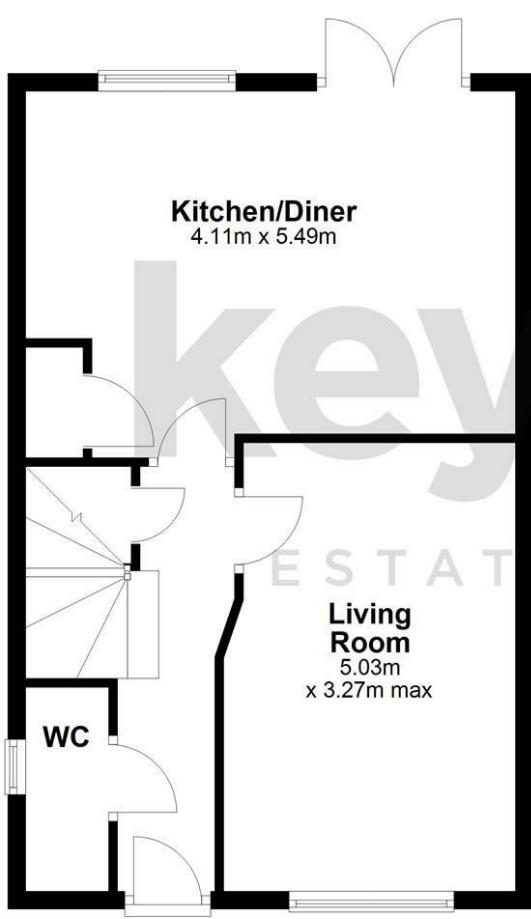
The rear garden is fully enclosed and landscaped for low maintenance, featuring astroturf, a patio area and surrounding fencing. There is also side access to the garage.

## PROPERTY DETAILS

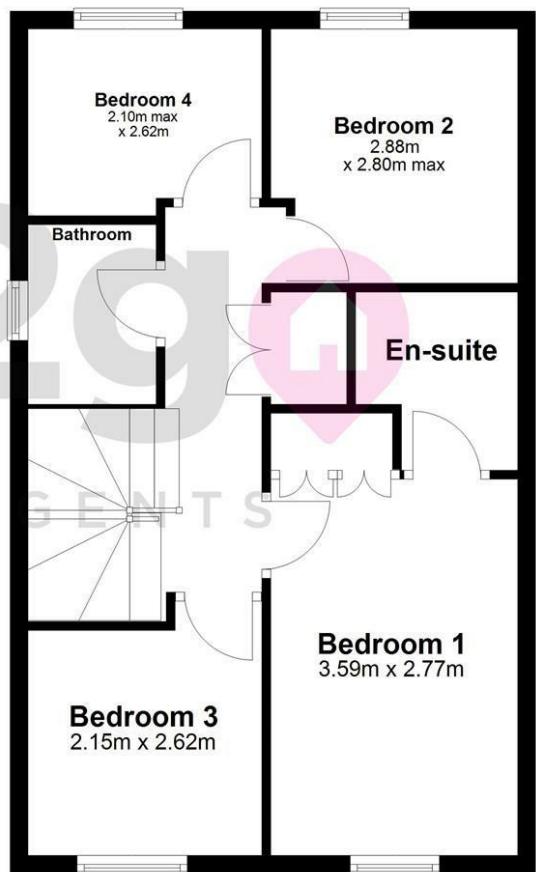
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

