

# WAVELETS

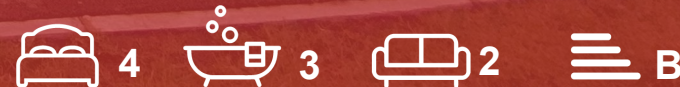
PROPERTY MADE EASY



16 Autumn Fields

Waverley, Rotherham, S60 8DN

Asking price £400,000





# 16 Autumn Fields, Waverley, Rotherham, S60 8DN

Introducing a truly magnificent residence, offering unparalleled elegance and sophistication. Nestled within the prestigious Waverley Estate, this exquisite detached property boasts unrivalled craftsmanship and an amazing location in the heart of a vibrant community.

Upon entering, you are greeted by a wide entrance hallway, right leads to a spacious living room adorned with natural light cascading through the double doors that open to sprawling gardens. The perfect setting for hosting exquisite soirées and enjoying serene moments in blissful seclusion.

The large kitchen/diner, complete with integrated appliances, provides the ideal space for culinary adventures and entertaining cherished guests. A second reception room offers additional versatility and can be utilised as a study or formal dining area, catering to all your lifestyle needs.

This impeccable residence offers four generously sized bedrooms, providing ample space to accommodate family or guests. The master bedroom is a true sanctuary, boasting an en-suite bathroom exuding luxury and privacy. The remaining bedrooms are equally impressive, offering comfort and tranquility.



## Entrance Hall

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

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

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

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

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

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

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

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

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

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

## Landing

## Garage

## Garden

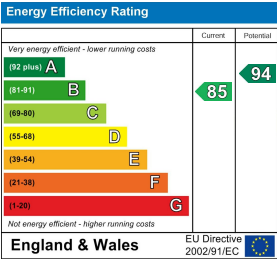
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.