

WAVELETS

PROPERTY MADE EASY



22 Eyam Way
Waverley, Rotherham, S60 8BQ
Asking price £360,000



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Welcome to Eyam Way, Waverley, Rotherham – where this exquisite family home awaits!

Discover a meticulously presented four-bedroom detached property spread across two floors, showcasing an impressive open plan kitchen/dining room, ideal for hosting family gatherings and entertaining guests. Featuring four spacious double bedrooms, a modern family bathroom, and a convenient en-suite shower room, this residence provides ample space for comfortable living.

Step outside to find a sprawling rear garden, perfect for basking in the sun and enjoying outdoor gatherings. Additionally, benefit from a driveway accommodating two cars, an integral garage with the potential to convert to a further room, and a downstairs W/C for added convenience.

Nestled within a prestigious modern development, this home grants effortless access to local amenities, including shopping centres, esteemed schools, public transportation, and the A57, M1/M18 Motorway network. Anticipate the upcoming Olive Lane commercial development, further enhancing the value of this already sought-after property.

Don't let this opportunity slip away – seize the chance to explore this immaculate, contemporary, and meticulously maintained home in a highly coveted location. Contact us now to schedule your viewing appointment!!



Front Garden

Garage

17'4" x 7'6" (5.3 x 2.3)

Entrance Hall

Downstairs W/C

4'3" x 2'7" (1.3 x 0.8)

Living Room

17'4" x 10'5" (5.3 x 3.2)

Kitchen Diner

26'2" x 7'6" (8.0 x 2.3)

Landing

Master Bedroom

14'5" x 9'10" (4.4 x 3.0)

Ensuite Bathroom

7'10" x 4'7" (2.4 x 1.4)

Bedroom Two

11'5" x 10'5" (3.5 x 3.2)

Bedroom Three

11'9" x 9'10" (3.6 x 3.0)

Bedroom Four

8'6" x 8'6" (2.6 x 2.6)

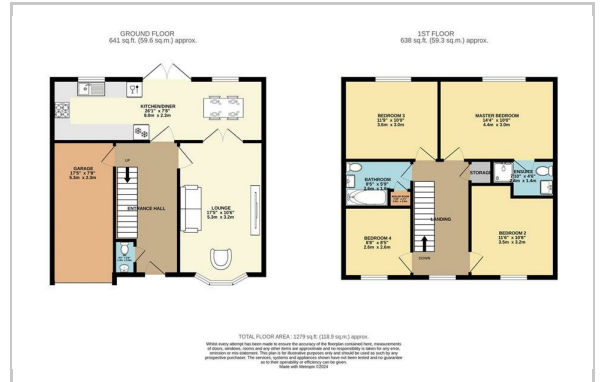
Family Bathroom

8'6" x 5'10" (2.6 x 1.8)

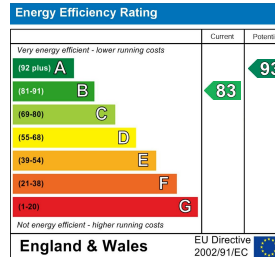
Rear Garden



Floor Plan



Energy Efficiency Graph



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