



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



# 22 Eyam Way, Waverley, Rotherham, S60 8BQ

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)

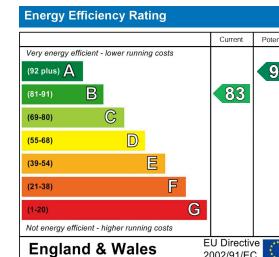
## Area Map



## 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.