





**Derwent Chase,Waverley ROTHERHAM S60 8AT**

william h brown

***welcome to***

## Derwent Chase, Waverley ROTHERHAM

BIG IS BEAUTIFUL! This gorgeous four bedroom detached home has all you need. With a utility room and downstairs WC and the bonus of an en-suite, pack up your things this is ready to move into! CALL TODAY TO VIEW!













**Agents Note**
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

**Entrance Hall**
Welcoming you into the property the hallway has a front facing door and radiator.

**Lounge**
The spacious well presented lounge has a front facing window and radiator, with a door leading to the converted garage which is now a second reception room.

**Second Reception Room**
Currently used as a bedroom by the current owners this room has a front facing window and radiator.

**Kitchen / Diner**
This stylish kitchen and open plan dining space has a range of base and wall units, integrated oven, hob and extractor, sink and drainer and space for American style fridge/freezer.
The room has rear facing patio doors the lead onto the garden and a radiator.

**Utility Room**
The handy utility room has plumbing for a washing machine and space for a tumble dryer.

**Cloakroom**
The downstairs WC is fitted with a hand wash basin, WC and radiator.

**Landing**
The landing has a radiator and access to the loft.

**Bedroom One**
The spacious master bedroom has a front facing window, radiator and has stylish fitted wardrobes.

**En-Suite**
Located off the master bedroom the en-suite has a shower cubicle, WC and hand wash basin.

**Bedroom Two**
Having a rear facing double glazed window and radiator.

**Bedroom Three**
Having a rear facing double glazed window and radiator.

**Bedroom Four**
Having a front facing window, radiator, and fitted wardrobes.

**Family Bathroom**
The stylish family bathroom has a rear facing double glazed window, shower cubicle, WC, hand wash basin and radiator.

**Outside**
To the front of the property is a driveway for 2/3 cars and lawn area.

The rear of the property has a decking area and pergola, perfect for entertaining and a lawn, enclosed with fencing.

*welcome to*

## Derwent Chase, Waverley ROTHERHAM

- UTILITY ROOM
- KITCHEN/DINER
- DOWNSTAIRS WC
- EN-SUITE TO MASTER
- CONVERTED GARAGE

Tenure: Freehold EPC Rating: B
Council Tax Band: D

# £495,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/RTF117756

The Property Ombudsman

Property Ref:
RTF117756 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

**01709 829935**

rotherham@williamhbrown.co.uk

32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR

**williamhbrown.co.uk**

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.