







10 Bretton Close

Waverley • Rotherham • S60 8BU

Guide Price £270,000 - £280,000

A modern 3 bedroom semi-detached family home overlooking open green space, forming part of the sought after, Waverley development. Stylishly presented over 3 floors, benefiting from an attractive low maintenance enclosed rear garden and 2 allocated parking spaces. The property enters through a composite front door with built in cloak cupboard. The contemporary kitchen is fitted with gloss units, complementary worktops and brick shaped tiled splashbacks. Integrated appliances include a Zanussi oven, 4 ring gas hob, extractor, dishwasher, washing machine and fridge freezer. A fabulous, tiled floor continues through to a dining area incorporating under stairs storage space and WC. The lounge is presented in modern décor with French doors creating a pleasant aspect and direct access to the enclosed rear garden. The first-floor features 2 good sized bedrooms with front facing French doors and Juliet balcony overlooking the green. The bathroom is equipped with modern 3-piece white suite, textured tiling and floating hand wash basin. Stairs rise to the main bedroom, filled with natural light, offering a dual aspect, complemented by ensuite shower room and elegant décor. Externally are 2 allocated parking spaces located directly in front of the property. A side gate provides access to the enclosed rear garden, designed with Yorkshire stone, artificial lawn and raised patio. Bretton Close forms part of the Waverley development with newly built children's play area, lovely walks around the lake, local pubs, restaurants, supermarket and excellent links to Sheffield, Meadowhall and the M1 motorway network.





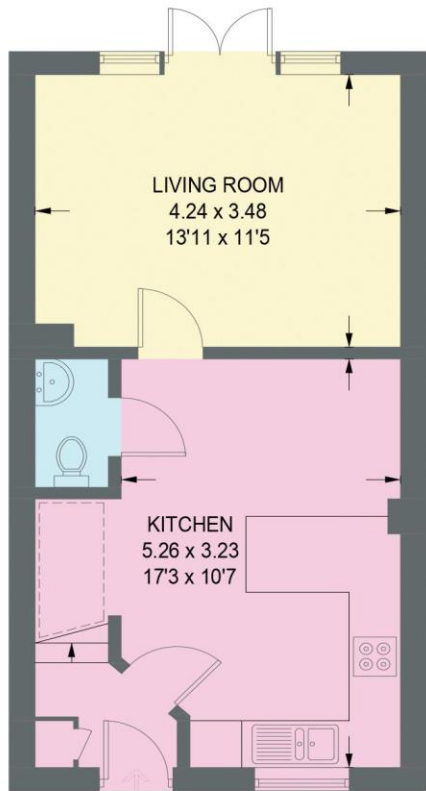
- Modern Semi-Detached Family Home
- 3 Good Sized Bedrooms
- Sought After Waverley Development
- Stylishly Presented Throughout
- Open Plan Dining Kitchen & Appliances

- Pleasant Outlook Over Green Open Space
- Attractive Garden & Yorkshire Stone Patio
- 2 Allocated Parking Spaces
- Freehold
- Council Tax Band C, EPC Rating B

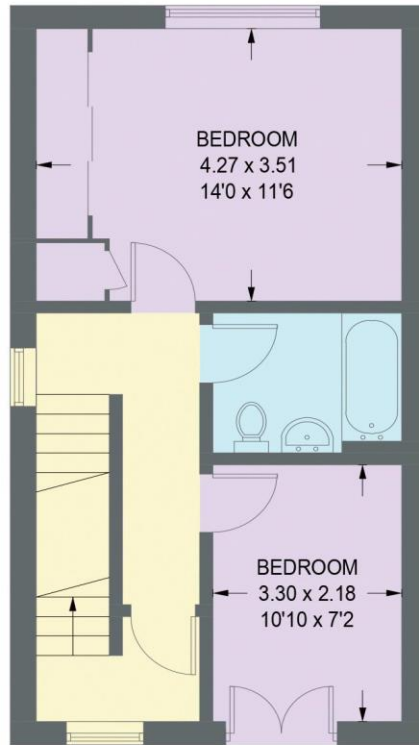


10 BRETTON CLOSE


APPROXIMATE GROSS INTERNAL AREA = 104.5 SQ M / 1125 SQ FT



GROUND FLOOR
38.1 SQ M / 410 SQ FT

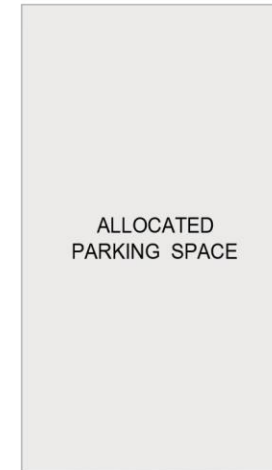


FIRST FLOOR
38.0 SQ M / 409 SQ FT

 = Reduced headroom below 1.5m / 5'0



SECOND FLOOR
28.4 SQ M / 306 SQ FT



ALLOCATED
PARKING SPACE



ALLOCATED
PARKING SPACE

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only,
measurements are approximate, not to scale



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868