

**FOR SALE**



**Hawas Way, Waverley**  
**Guide Price £480,000**

  
**MARTIN&CO**



## Hawes Way, Waverley

5 Bedrooms, 2 Bathroom

Guide Price £480,000

- Detached
- Five bedrooms
- Conservatory
- No chain
- Popular location

GUIDE PRICE £480,000 - £490,000. Located in the highly sought-after Waverley development, this newly constructed five-bedroom detached home by Avant Homes offers modern family living with the added benefit of a rear conservatory extension. Having never been lived in, the property presents a fantastic opportunity to move into a pristine home in a well-connected location, with excellent access to commuter links including the M1, M18, and Sheffield Parkway.

The entrance hall features a spindled staircase leading to the first floor and provides access to a useful downstairs cloakroom with a two-piece suite. The lounge, positioned at the front of the home, benefits from a front-facing window, creating a bright and welcoming space. To the rear, the spacious open-plan dining/living kitchen is fitted with a range of wall and base units, as well as integrated appliances, making it a practical and stylish area for everyday use. The recent addition of a rear conservatory extension enhances the living space, providing a versatile area that can be used for dining, relaxation, or entertaining while enjoying views of the garden. Upstairs, the first-floor landing leads to five well-sized bedrooms, offering flexibility for families, home working, or guest accommodation. The master bedroom benefits from an en-suite shower room,





while the remaining bedrooms are served by the family bathroom, fitted with a modern three-piece suite. Externally, the property has a lawned front garden and a driveway leading to a single garage, providing off-road parking. The enclosed rear garden offers a private outdoor space, ideal for enjoying warmer months or personalising with landscaping to suit individual preferences.

Waverley is an increasingly popular development, known for its blend of modern housing and excellent local amenities. The nearby Waverley Lakes and parkland provide scenic walking and cycling routes, while The AMP technology park and local businesses contribute to a thriving community. Everyday shopping needs are met by supermarkets including Morrisons and Aldi, while Meadowhall Shopping Centre, with its extensive retail and dining options, is just a short drive away. For families, well-regarded schools such as Waverley Junior Academy are within easy reach. Transport links are excellent, with the M1, M18, and Sheffield Parkway providing quick access to Sheffield, Rotherham, and beyond, making the area ideal for

commuters. With its modern design, extended living space, and prime location, this newly built home is an excellent opportunity for those looking for a spacious and stylish property in a well-connected area.  
Summary

**ENTRANCE HALL** With a spindled staircase rising to the first floor landing and front facing entrance door.

**CLOAK ROOM** Having a white two piece suite which comprises of a low flush w.c, wash hand basin, tiled splash back and extractor fan.

**LOUNGE** A good size lounge which has a front facing window.

**KITCHEN/ DINING/ LIVING** A generous size room. Kitchen area has a range of fitted wall and base units, wall units include extractor hood. Base units are set beneath Quartz worktops which include a single bowl



sink, hob, eye level oven, integrated dishwasher, washing machine, and fridge freezer. With rear facing window, rear facing French doors to the conservatory and second set of French doors to the rear garden.

**CONSERVATORY** A fantastic addition to the property with downlights to the ceiling, with rear facing windows and side facing doors to the garden.

**LANDING**

**BEDROOM ONE** With front facing window and fitted wardrobes to one wall.

**EN SUITE** Having a white three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, tiled walls, extractor fan and front facing window.

**BEDROOM TWO** With fitted wardrobes to one wall and rear facing window.

**BEDROOM THREE** Having a front facing window.

**BEDROOM FOUR** Having a rear facing window.

**BEDROOM FIVE** Having a rear facing window.

**FAMILY BATHROOM** Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled walls, extractor fan and side facing window.

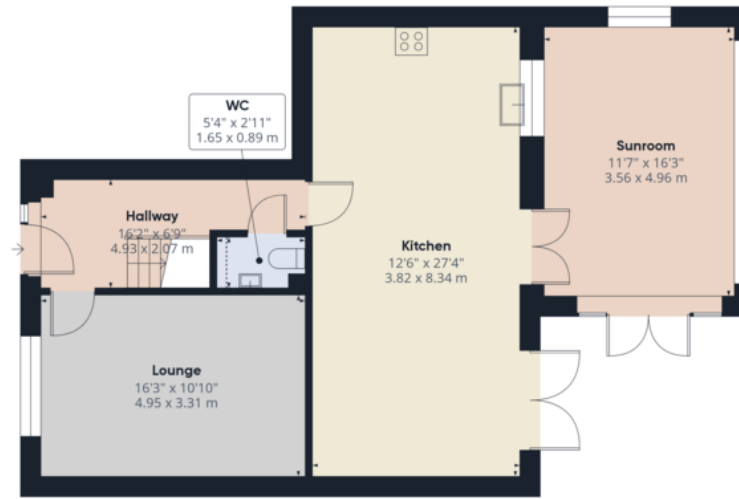
**OUTSIDE** To the front of the property is a lawn. A drive provides off road parking which leads to a single integral garage. To the rear is an enclosed garden area with patio area.



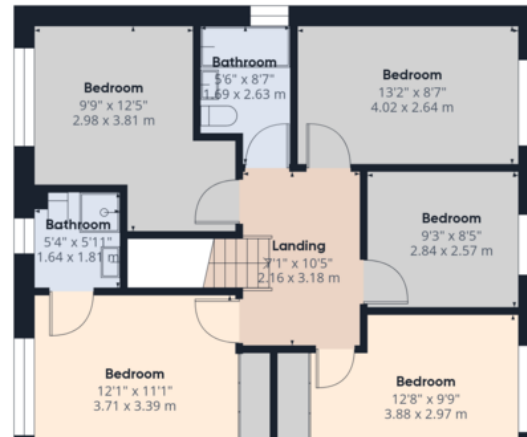
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Ground Floor



Approximate total area<sup>m</sup>

1576.57 ft<sup>2</sup>

146.47 m<sup>2</sup>

Reduced headroom

1.37 ft<sup>2</sup>

0.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.