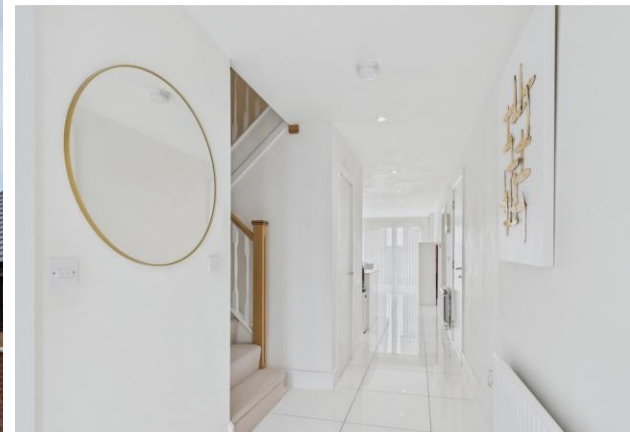


FOR SALE



Maple Court, Waverley
Asking Price Of £390,000


MARTIN&CO



Maple Court, Waverley

4 Bedrooms, 2 Bathroom

Asking Price Of £390,000

- Detached house
- Four bedrooms
- Drive and garage
- Well appointed
- Popular location

This well-kept family home is set in a modern and sought-after part of Waverley, just on the edge of Rotherham, at Maple Court. Located within a quiet residential street, the property offers a smart layout, stylish finish, and excellent access to commuter routes and local amenities. Designed for straightforward, low-maintenance living, the house would suit those looking to settle somewhere that balances practical living space with good links to nearby towns and cities.

The entrance hallway is neatly tiled, creating a clean and practical welcome to the home, with a useful store cupboard for coats and shoes. A cloakroom just off the hallway includes a modern white two-piece suite, ideal for guest use or family convenience. The layout then opens into the heart of the house - a large dining kitchen at the rear, which is ideal for daily family life and entertaining. Finished with sleek white wall and base units, the kitchen is fully fitted with integrated appliances, providing a seamless and uncluttered workspace. Bi-fold doors stretch across the rear wall, opening directly onto the garden and helping to bring plenty of natural light into the space. Just off the kitchen is a lounge area positioned to the front of the property, offering a comfortable and more private space to relax in the evenings. It's a simple and functional layout, with the living room separated



from the kitchen-diner - ideal for those who prefer a bit of quiet while others are busy in the kitchen.

Upstairs, the first floor is well laid out with four properly sized bedrooms. The main bedroom includes its own en suite shower room, finished with modern fittings. The family bathroom serves the other three bedrooms and comes with a white suite, keeping things neutral and easy to personalise. All rooms have been kept in excellent condition, so there's no need for any immediate cosmetic work.

To the front of the property, there is a double driveway and an integral garage, offering both off-street parking and extra storage space. The back garden is enclosed and neatly arranged, featuring a patio area for outdoor seating and a lawn - manageable for those who want green space without committing to too much upkeep. Waverley is increasingly popular due to its modern development style and convenience for commuters. The area sits between Sheffield and Rotherham, making it a strong choice for professionals working in either city. The nearby Sheffield Parkway connects directly to the M1 and M18, putting Doncaster,

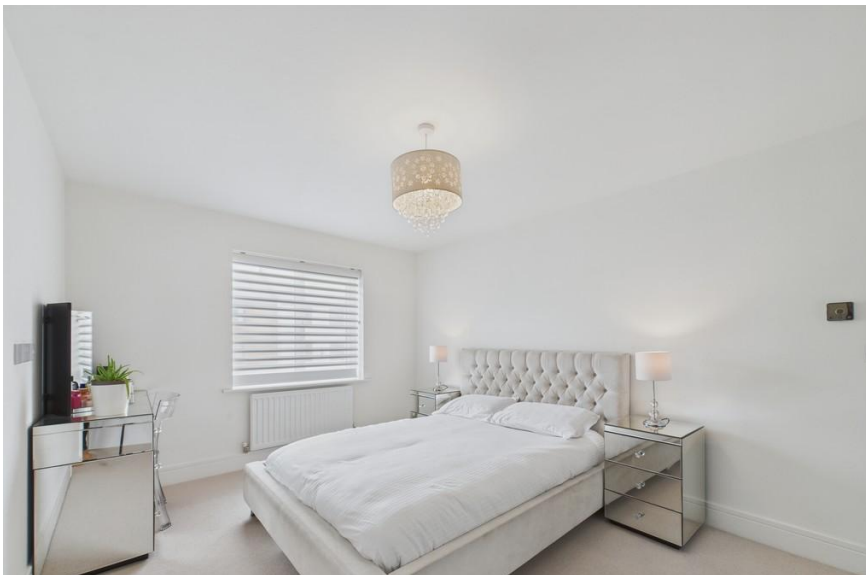
Meadowhall, and Sheffield city centre all within easy reach.

For day-to-day needs, there are several supermarkets nearby including Morrisons at Catcliffe, Asda in Handsworth, and an Aldi at Darnall. The nearby Waverley Lakeside area continues to grow, with a mix of independent shops, a local café, and health services all within walking distance.

Schools in the area include Waverley Junior Academy, which is a modern, purpose-built primary school just a short walk away, and Brinsworth Academy for secondary education, both of which are well regarded locally.

In all, Maple Court offers practical living in a location that's connected and family-focused. It's a tidy, low-maintenance home that doesn't need anything doing to it - just move in and get on with day-to-day life.



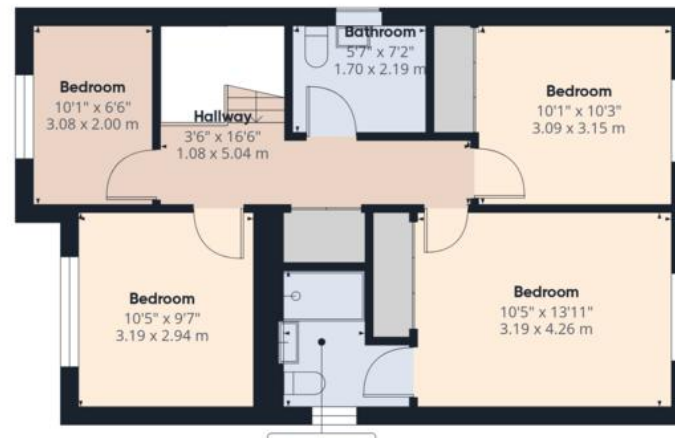


Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
1146 ft²
106.4 m²

(1) Excluding balconies and terraces

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

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