



Spencer.

70, Oak Dene Way, Waverley, S60 8BE



**Buy** —  
an immaculately presented five bedroomed detached house with integral garage in the popular spot of Waverley with south facing enclosed garden

— from *Spencer.*

- Large five double bedroomed detached house built by Avant in 2020
- Double integral garage and parking for further cars off-road
- Immaculate modern interiors throughout presented as new with intruder alarm and CCTV
- Separate living room with modern full height glazed bay window
- Modern open plan living dining kitchen with separate utility room and ground floor WC
- Kitchen with integrated modern branded appliances, media wall and built in feature fire, French doors and bi-fold doors
- Level resin patio and garden area, enclosed, and with fitted artificial grass
- En-suites to two bedrooms plus family bathroom and fitted wardrobes in the main bedroom
- EPC Rating B - Rotherham Council - Tax Band E
- What3Words///origin.dream.town

Offers Around  
**£525,000**















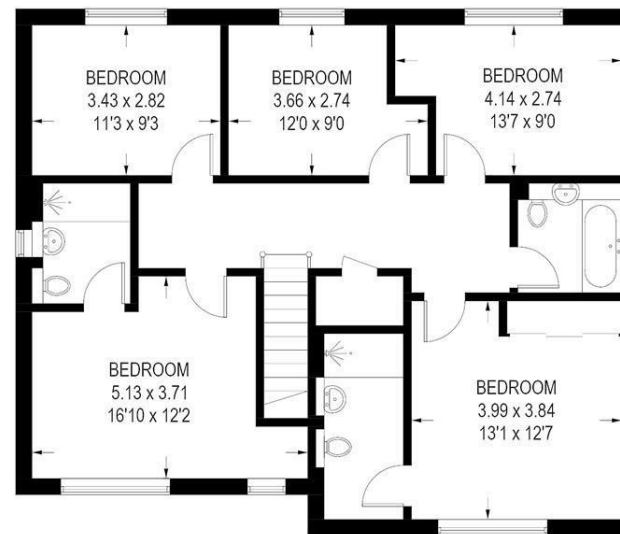
# Floorplan

## 70 OAK DENE WAY

APPROXIMATE GROSS INTERNAL AREA = 204.7 SQ M / 2203 SQ FT (INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)  
111.0 SQ M / 1195 SQ FT



FIRST FLOOR = 93.7 SQ M / 1008 SQ FT

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

**Spencer.**

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Viewing: Via the Agents  
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