



30 Olivers Way | Catcliffe | Rotherham | S60 5UD

Guide Price of £350,000 to £375,000

Bell & Co Estates are delighted to present this spacious, four-bedroom detached home situated in a quiet cul-de-sac, perfect for families seeking a private yet convenient location. In brief the property comprises of a welcoming entrance hallway with access to all ground floor areas including a large dual-aspect lounge flooded with natural light, creating a bright and airy space. A convenient WC, a versatile study, ideal for use as a playroom, snug, or home office. A modern kitchen diner, a stylish and functional kitchen with dining space, leading into a conservatory with patio doors opening onto the garden. There is also a convenient utility area with rear garden access and direct connection to the garage. The large garage is a great space for storage and features a soundproof studio, perfect for gaming, music, or hobbies. To the upstairs is a modern family bathroom with shower over bath, WC and wash basin as well as four generously sized bedrooms, the master complete with a dressing area and ensuite shower room and bedroom two with fitted wardrobes. To the front of the property the driveway provides off-road parking for multiple vehicles and allows access to the garage. To the rear, the enclosed garden complete with artificial grass, a large patio area ideal for entertaining, and a garden room currently used as a bar. Nestled in a prime location close to local amenities, schools, and transport links, this property is ideal for modern family living. Viewing is highly recommended to fully appreciate the space, features, and potential this home has to offer. Contact us today to arrange a visit!



GROUNDS
1258 sq. ft. (14.8 sq. m.) approx.

GROUND FLOOR
1228 sq. ft. (123.9 sq. m.) approx.

1ST FLOOR
641 sq. ft. (59.6 sq. m.) approx.



TOTAL FLOOR AREA : 2015 sq. ft. (187.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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30, Olivers Way
Catcliffe
ROTHERHAM
S60 5UD

Energy rating

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Valid until
14 June 2025

Certificate number
8305-6853-6629-8797-5653

Property type Detached house

Total floor area 142 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements