



we are
morfittsmith

Leaton Close,
Loxley,
Sheffield,
S6 6RH



A beautifully presented 3-bed in stunning north-west Sheffield: Leaton Close.

Boasting convenient transport links and captivating rural views to the rear, this is a truly impressive semi-detached home.





Time to explore.

Leaton Close is situated north-west of Sheffield city centre in the peaceful community of Loxley. Loxley is a beautiful area halfway between the city and the Peaks, affording you the benefits of a rural lifestyle without sacrificing the convenience of urban living. Loxley Road takes you into the heart of Malin Bridge from which you can access convenient bus and SuperTram services and superb road links right across the city. There is even the popular Malin Bridge Park & Ride scheme, making Loxley a fantastic base of operations for commuters or anyone wanting to reduce their carbon footprint. There are several excellent amenities in the Loxley area, including reputable schools, delightful pubs and restaurants, and a range of local businesses. Wisewood, Wadsley, and Stannington are all within easy reach too, giving you considerable choice. Loxley borders some stunning examples of Yorkshire countryside. Not only are you a short drive from the breathtaking Peaks, but you also have Wadsley and Loxley Commons, the Loxley Community Farm, and the Robin Wood Nature Trail within easy reach. Leaton Close itself backs onto luscious farmland, giving this home a rare tranquillity. With a long garage/driveway for added practicality, this property is not to be missed.

Step inside your new home.

Leaton Close has undergone a brand-new refurbishment with no expense spared on every possible improvement. You enter the front hall via an elegant archway. The hall boasts ample storage with the door to the kitchen at the far end. The kitchen is open plan in layout leading round to the immense lounge/diner. It is a stunning Anthony Hancock kitchen with an abundance of immaculate cabinets and worktops and an artistic vertical radiator. Sleek appliances and a bright window overlooking the garden make this a truly impressive space. The lounge/diner runs the entire length of the property with sliding glass doors to the rear and a large bay window to the front giving you enviable dual aspect. With an exquisite finish, this versatile space will comfortably accommodate a large dining set, ample lounge furniture, and more.

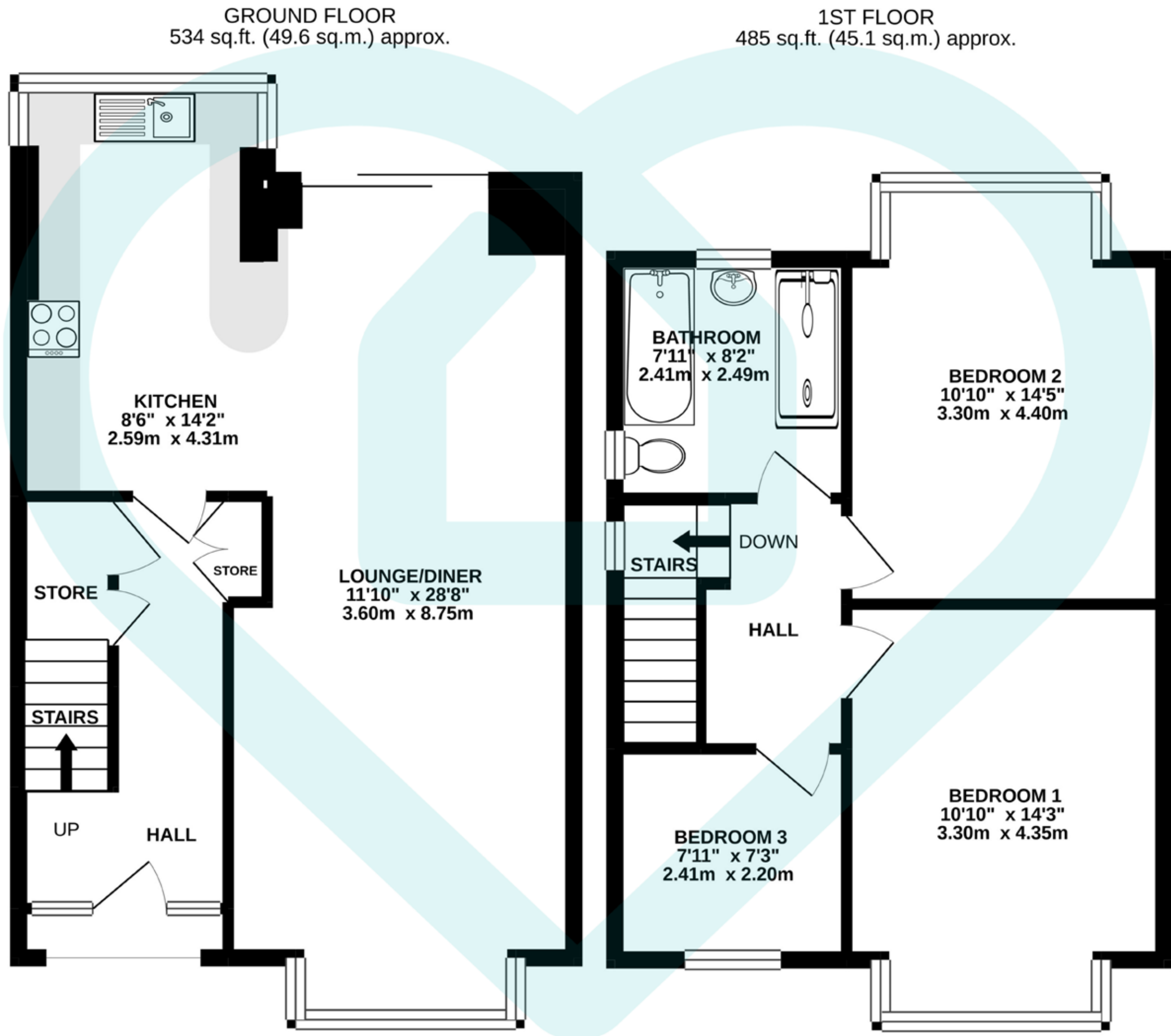
The first floor of the property encompasses three lovely bedrooms with spotless neutral décor. Bedrooms 1 and two are generously sized doubles, each with a bright bay window. Bedroom 3 is slightly snigger in size and would be a fantastic space for a home office. Finishing the floorplan is the large family bathroom, featuring an impressive four-piece suite. This has been immaculately decorated with glossy tiling and pristine fixtures, including a heated towel rail, practical storage under the sink, and a generous walk-in shower. Dual aspect windows bathe this highly practical room in lots of natural light.

The rear garden is a generous size, comprising of a large lawn framed with leafy plants and an attractive patio area perfect for outdoor seating. A picturesque drystone wall separates this space from a vast expanse of green farmland, giving it an enchanting rural atmosphere perfect for whenever you want to escape into nature.









TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property.
 Made with Metropix.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



The MorfittSmith Building,
67 Middlewood Road,
Sheffield, S6 4GX



0114 232 1764



www.morfittsmith.co.uk



sales@morfittsmith.co.uk



lettings@morfittsmith.co.uk



newhomes@morfittsmith.co.uk



@morfittsmith



@morfittsmith



MorfittSmith Estate & Letting Agent



morfittsmith



sales | lettings | new homes