

## 618 Loxley Road, Loxley, Sheffield S6 6RU



A stunning and well presented three double bedroom, two bathroom detached bungalow which enjoys breathtaking panoramic views to the front and backs onto fields. Perfect for families, the property is situated on the cusp of open countryside and has been extensively upgraded throughout to create a modern and stylish home which is positioned on this hugely popular road which benefits from easy access to the Bradfield dales, Damflask reservoir and is close to shops, amenities and transport links connecting the Universities and Hospitals. Highlights include double glazing, gas central heating with anthracite radiators, engineered wood flooring, a larger than average living room, stylish and modern kitchen, spacious bedrooms, a landscaped garden to the rear and a useful double garage beneath the property. In brief, the property comprises; Side entrance hallway, living room with log burner and sliding doors opening to a patio area, kitchen with solid oak worktops, three double bedrooms (the master with en-suite shower room) and a family bathroom with four piece suite. Outside, to the front of the property there is off road parking for at least two cars leading to the double garage and steps rise to the side passage which leads to the beautifully landscaped rear garden which has a patio, lawn, decking area and raised pond. With trees, shrubs and borders, a stone wall separates the garden to open fields. Available to the market with NO CHAIN INVOLVED, this is a gorgeous home which simply must be viewed to be fully appreciated.

- DETACHED BUNGALOW
- DRIVEWAY AND DOUBLE GARAGE
- BREATHTAKING VIEWS

- THREE DOUBLE BEDROOMS
- MODERN AND STYLISH HOME
- ON THE CUSP OF COUNTRYSIDE

- TWO BATHROOMS
- LARGE LIVING ROOM
- NO CHAIN INVOLVED

**£465,000**

## GROUND FLOOR ACCOMMODATION

### **SIDE ENTRANCE HALLWAY**

Access to the property is gained through a side facing upvc double glazed entrance door which leads to the hallway. A bright, spacious and inviting room, the entrance hallway has engineered wood flooring, tall anthracite radiator and solid oak doors leading to all rooms.

### **LIVING ROOM**

A large and spacious room which is bursting with natural light via the south facing upvc double glazed sliding doors which open onto a patio area and enjoys stunning panoramic views across the Loxley valley. Having ample space for large seating furniture and a dining table, there is also engineered wood flooring, two anthracite radiators, a side facing upvc double glazed window and feature fireplace with log burner and stone hearth.

### **KITCHEN**

A modern and tastefully presented kitchen which has stylish fitted wall and base units with a solid oak worksurface incorporating an inset stainless steel one and a half sink unit and five burner gas hob with extractor above. There are integrated appliances including an electric oven, microwave and dishwasher. There is space for an American fridge freezer, a useful pull out bin unit and breakfast bar. With tiled flooring, an anthracite radiator, rear facing upvc double glazed window and rear facing upvc double glazed door opening to the garden.

### **MASTER BEDROOM**

A spacious, double sized bedroom which has a front facing upvc double glazed window enjoying far reaching views and an anthracite radiator. A door leads to the en-suite shower room.

### **EN-SUITE SHOWER ROOM**

A great addition to the property, having a suite comprising of a double shower enclosure, pedestal wash basin and low flush wc. With a radiator and tiling to the walls.

### **BEDROOM TWO**

The second bedroom is another spacious double sized room which has rear facing upvc double glazed French doors opening to the garden, a tall anthracite radiator and fitted wardrobes providing ample storage.

### **BEDROOM THREE**

The third bedroom is a double sized room which has a side facing upvc double glazed window, tall anthracite radiator and could also be used as a spacious office if required.

### **FAMILY BATHROOM**

A gorgeous bathroom which has a suite comprising of a freestanding Victorian style rolltop bath with shower over, vanity wash basin, low flush wc and a bidet. With partially tiled walls, a towel radiator, tiled flooring, useful built in storage cupboard with obscured glass door and a side facing upvc double glazed window.

### **OUTSIDE**

To the front of the property there is a large block paved driveway leading to the integral double garage which provides parking for two/three cars, raised shrubs/trees/borders and there is two gated passages to each side of the property leading to the rear garden. To the rear of the property there is a beautifully landscaped garden area which enjoys a sunny outlook and backs directly onto fields. Having a patio area, lawn, raised pond, additional raised seating area and an array of well manicured shrubs, trees and borders. To the side of the property there is a log store and freestanding wooden shed.

### **DOUBLE GARAGE**

A fantastic addition to the property, having a remote controlled roller door, power and lighting and the boiler is located in this room. With plenty of space for additional storage.

### **TENURE**

We have been informed the property is of Freehold tenure.

### **VIEWINGS**

Viewings are strictly by appointment only. In order to book a viewing please contact our office and we will be happy to organise this for you.





**Total area: approx. 137.2 sq. metres (1476.3 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.

**EPC RATING E**

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