



Off Bocking Hill Stocksbridge Sheffield S36 2AL  
Price £375,000

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RESERVE BEFORE CHRISTMAS, AND WE WILL PAY YOUR STAMP DUTY \*\* Show Home Now Open - Every Friday, Saturday & Sunday 10am - 4pm. No Appointment Necessary - Walk-ins Welcome.

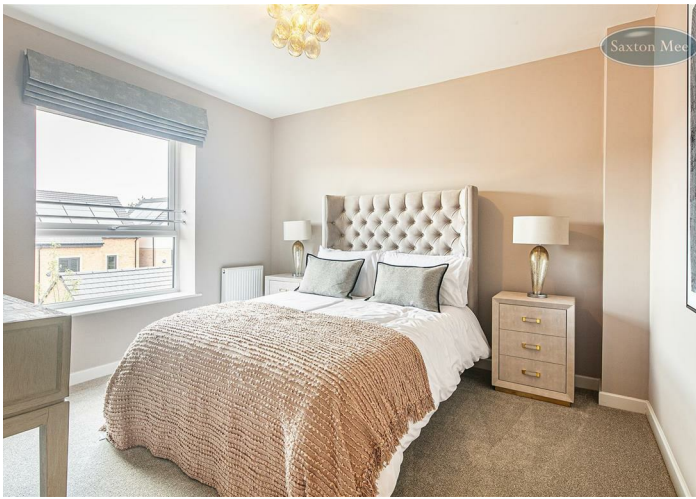
Willow Heights is a brand new development of just 14 executive detached homes brought to you by award-winning builder Woodall Homes. Nestled amongst the picturesque landscape of Stocksbridge, North of Sheffield City Centre, this bespoke development benefits from incredible views across the valley whilst being situated within easy reach of amenities.

Plot 10 Loxley offers a harmonious blend of modern design and versatility. The Loxley provides four bedrooms, three bathrooms, a single garage and driveway. The open-plan split level living area with patio doors adds an extra layer of sophistication.

The Loxley has been crafted with care, ensuring the house embodies the essence of contemporary living and boasts an abundance of space, storage and comfort. Finished to the highest standard throughout with Porcelanosa tiling and high quality flooring included, this three storey home offers a second floor opulent hotel style principal bedroom suite. From exceptional designer kitchens by Square to generously-proportioned bedrooms, each room has been expertly designed.

- STAMP DUTY PAID IF RESERVED BEFORE CHRISTMAS
- CONTEMPORARY FOUR BED DETACHED FAMILY HOME WITH DRIVEWAY AND GARAGE
- PROVIDING SPACIOUS AND COMFORTABLE INTERIORS, OPEN-PLAN LIVING
- INCREDIBLE COUNTRYSIDE VIEWS TO THE REAR
- SHOW HOME NOW OPEN - EVERY FRIDAY, SATURDAY & SUNDAY 10AM - 4PM. NO APPOINTMENT NECESSARY - WALK-INS WELCOME
- PICTURESQUE & CONVENIENT LOCATION: BEAUTIFUL RURAL VIEWS YET CLOSE BY TO AMENITIES
- HIGH-QUALITY FINISHES - FINISHED TO THE HIGHEST STANDARD THROUGHOUT
- ENERGY EFFICIENT - SOLAR PANELS AND EV CHARGER AS STANDARD





## OUTSIDE

Each property is finished with a beautifully landscaped rear garden, ready for you to enjoy the second you move in. Private and secluded, the garden is an extension to your home with patio or bi-fold doors providing access directly from the dining area. Whether you need a space for children to play or a fabulous entertaining spot - these homes provide everything you could need all in one space, complete with driveway and garage.

## LOCATION

A thriving community, Stocksbridge combines rich history with modern living all within touching distance of the Peak District National Park. For day-to-day life, you will find everything you need just a short walk away including a post office, pharmacy, supermarket and children's play area. Stocksbridge provides excellent links to nearby Sheffield and Barnsley where you can find premium dining experiences, bars and entertainment for all the family. In the village, Fox Valley Shopping Centre offers Ponti's Italian Kitchen and Zorro Lounge are deservedly local favourites.

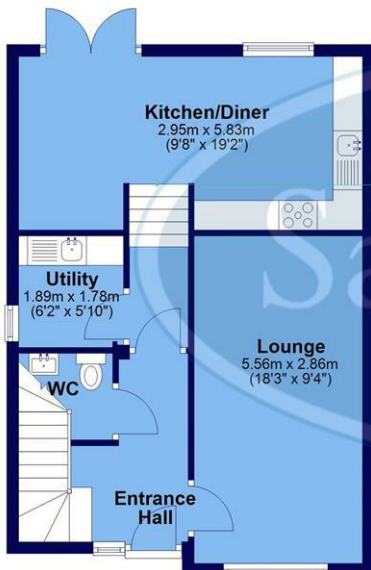
## DISCLAIMER

Please note that we have endeavoured to portray a reasonable account of the properties we are advertising. However images used are for illustrative purpose only. The floor plans are for guidance only and may be subject to change. Properties may be "handed" or mirror images of the plans shown.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## Ground Floor

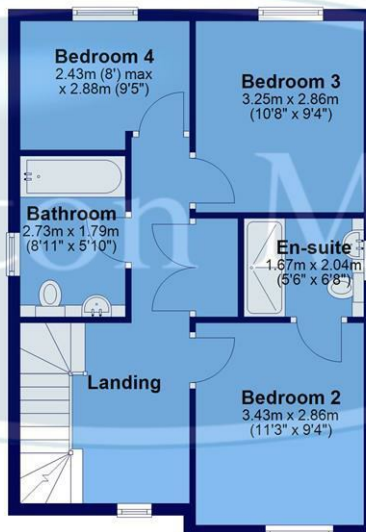
Approx. 49.7 sq. metres (535.4 sq. feet)



\* Plot 3  
Floorplan includes no split level

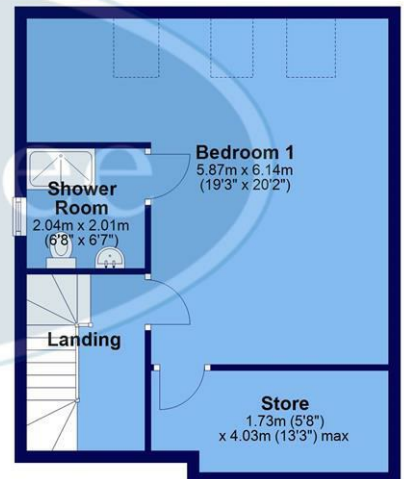
## First Floor

Approx. 49.5 sq. metres (532.7 sq. feet)



## Second Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



Total area: approx. 145.4 sq. metres (1565.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths.  
Plan produced using PlanUp.

**Crookes**  
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**Stocksbridge**

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