







516 Loxley Road

Loxley • Sheffield • S6 6RT

Guide Price £550,000 - £575,000

A superb generously proportioned 4 bedroom detached home in Loxley with lovely views. The property offers flexible living accommodation, has a double garage, split-level living room, conservatory, games room, utility room, two bathrooms, two balconies and stands in delightful gardens. The accommodation comprises: Entrance lobby to a utility room and generous cloaks cupboard. Staircase rises to the first floor. Breakfast kitchen having a range of units with a white high gloss frontage complemented by quartz worktops, induction hob, pyrolytic oven, extractor, dishwasher, fridge and breakfast bar. The living room is over two levels with a feature brick wall divide, fireplace with living flame gas fire and access to a balcony. Conservatory with French doors to second balcony, access down to the games room with fitted units and access to the gardens. Landing to two bedroom, one having a laminate floor and French doors to the rear garden. Bathroom having a white suite, vanity unit and chrome ladder radiator. Bedroom 3 with lovely views. Master bedroom with 2 x Velux windows and feature stained glass circular window, laminate flooring, storage cupboards and en-suite shower room with vanity unit and chrome ladder radiator. Outside there is a driveway to an integral double garage. Front and side lawned garden enclosed by conifers. Rear lawn, patio areas, summer house, green house and well stocked with a variety of shrubs and bushes. Loxley Road is a popular road, well-placed for reputable schools, local shops and amenities in Hillsborough and recreational facilities. There are many local walks through Loxley & Rivelin Valley along with close proximity to Bradfield and the Peak District. Regular public transport and great access links to the city centre, hospitals, and the universities.





- 4 Bedroom Detached Family Home
- Conservatory & Games Room
- Split-Level Living Room With Fireplace
- Kitchen Appliances Included
- Two Balconies
- Lovely Far Reaching Views
- Delightful Established Gardens
- Integral Double Garage
- EPC Rating D & Council Tax Band E
- Freehold

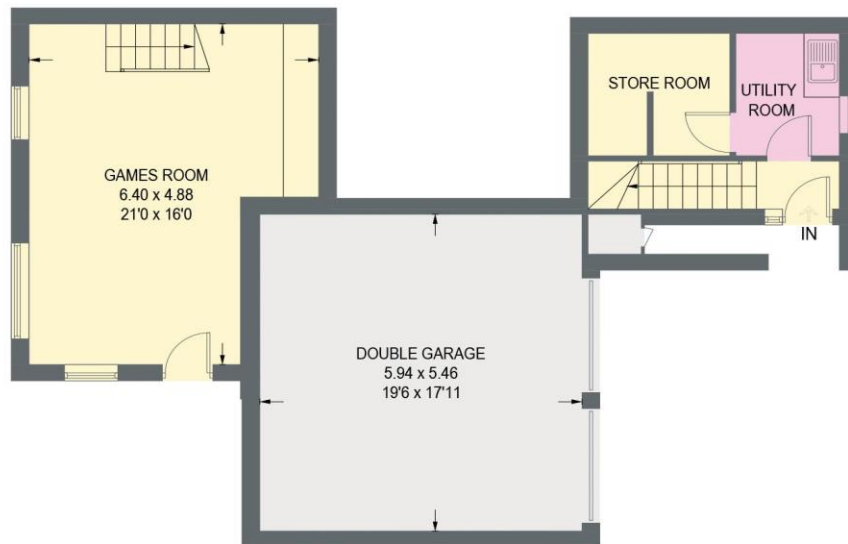


516 LOXLEY ROAD

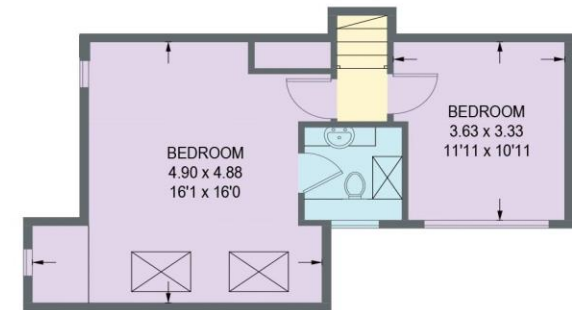
APPROXIMATE GROSS INTERNAL AREA = 176.7 SQ M / 1902 SQ FT

GARAGE = 32.4 SQ M / 349 SQ FT

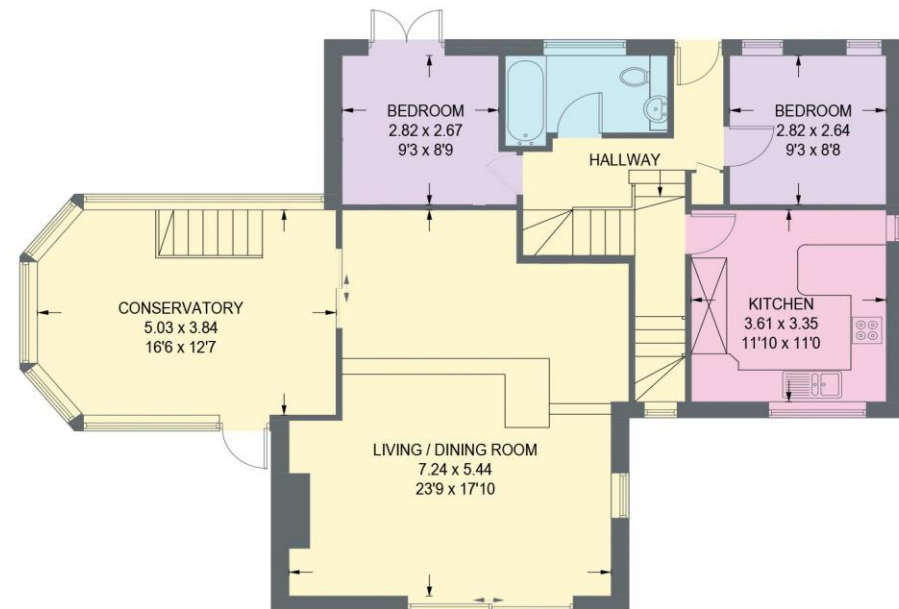
TOTAL = 209.1 SQ M / 2251 SQ FT



GROUND FLOOR
42.4 SQ M / 456 SQ FT



GROUND FLOOR
34.9 SQ M / 376 SQ FT



FIRST FLOOR
99.4 SQ M / 1070 SQ FT

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



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