

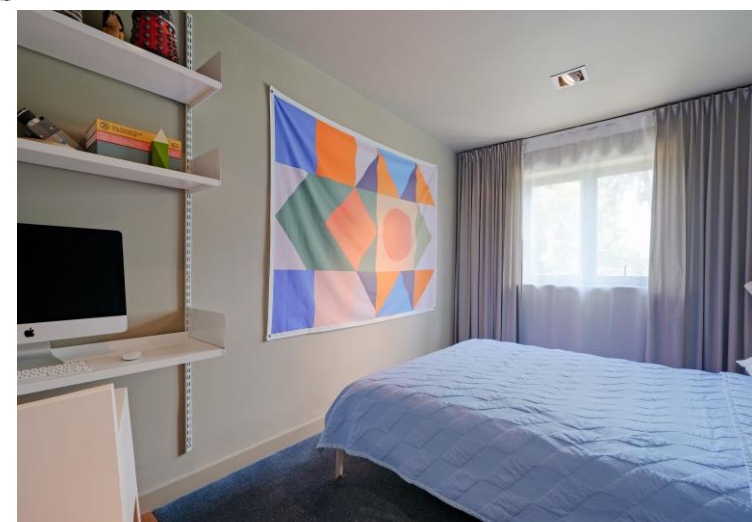
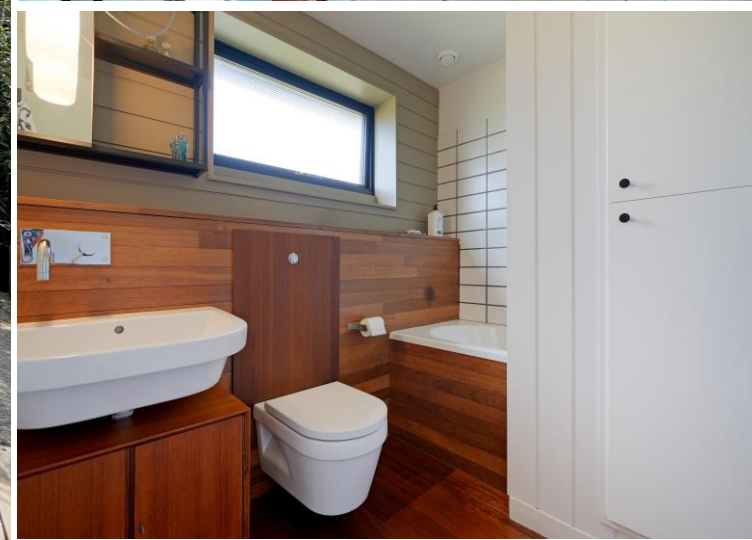
53 Chase Road

Loxley • Sheffield • S6 6RA

Asking Price £385,000

Individually designed, eco-friendly, stunning semi-detached property overlooking Loxley Valley, filled with bespoke interior and natural light. A modern, contemporary home offering flexibility over three levels which opens out onto a split level garden requiring no maintenance. Features include a fully tanked converted basement, garage conversion with a professionally installed wild living roof, permeable green living driveway and red cedar cladding. Viewing is essential to appreciate the impressive interior and superb semi-rural location. The front entrance opens into an impressive lobby styled with salvaged Iroko strip flooring and 70's reeded glass internal doors creating a fabulous first impression. Stairs descend to the versatile open plan design living area which frames the stunning views over the Loxley Valley through bi-fold doors. Planning permission is in place along with foundations for a double height balcony. A modern white kitchen with complementary worktops and tiled splashbacks is equipped with an electric fan oven, electric and gas hob, with space and plumbing for further freestanding appliances. Glazed side doors provides alternative access to the property. The versatile living space is ideal for dining, home working, or as a living room, enhanced by a log burning stove. On ground level the former garage has been converted into a cosy TV room/3rd bedroom with built-in storage in the form of 70s record vinyl cupboards. Spiral stairs descend to a lower level creating a concealed utility space and shelved storage. A fully tanked converted basement provides occasional space and is equipped with underfloor heating, and has been designed with earthy tones, quarry tiles and bi-fold doors, creating a seamless link to the outside. The first-floor level has two good sized double bedrooms, both presented in modern décor with a mix of cork and carpet flooring, both taking full advantage of the far-reaching woodland views over Loxley Valley. A modern 3-piece white suite features overhead shower, useful storage and sliding door. A partially boarded loft space with integral ladders offers useful storage accessed from one of the bedrooms. An established intimate garden filled with evergreen planting includes bamboo, Eucalyptus and Japanese Fatsia. Dedicated zoning complete with 2 level decking suggests areas for dining, lounging and entertaining, providing zero maintenance, outdoor storage and greenhouse. A permeable green living driveway, made with recycled plastic pavers provides off street parking for 2 vehicles along with EV charger. Loxley is well-placed for excellent OFSTED rated school, local shops and amenities in Hillsborough and recreational facilities. There are many local walks through Loxley & Rivelin Valley along with proximity to Bradfield and the Peak District. Regular public transport and great access links to the city centre, hospitals, and the universities.





- Individually Designed Semi-Detached House
- Overlooking Loxley Valley - Fabulous Views
- 2/3 Double Bedrooms & Modern Bathroom
- Stunning, Bespoke Interior & Modern Decor
- Multi Point Boiler, Hot air & Underfloor Heating
- Basement & Garage Conversion
- Lovely Rear Garden
- Permeable Green Living Driveway & EV Charger
- Leasehold
- Council Tax Band C, EPC Rating D

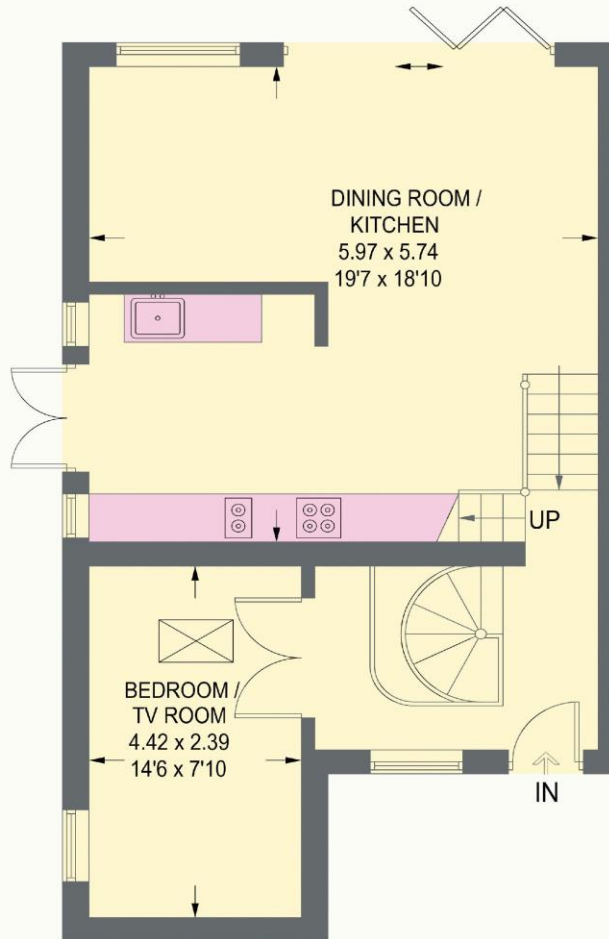


53 CHASE ROAD

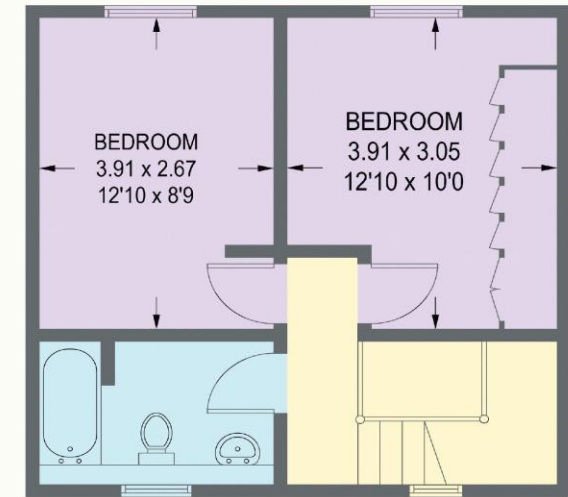
APPROXIMATE GROSS INTERNAL AREA = 128.3 SQ M / 1381 SQ FT



LOWER GROUND FLOOR
39.1 SQ M / 421 SQ FT



GROUND FLOOR
55.0 SQ M / 592 SQ FT



FIRST FLOOR
34.2 SQ M / 368 SQ FT

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

(10/04/2023)



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