







## 21 Eden Drive

Loxley • Sheffield • S6 6TE

Guide Price £325,000 - £350,000

This light and airy extended five-bedroom semi-detached family home is perfectly positioned within walking distance of Wadsley Common and the picturesque Loxley Valley, offering a wonderful balance of space, flexibility, and charm. Quiet residential cul-de-sac position with open recreational grounds to the rear and far-reaching views across the valley. The property has been thoughtfully extended and improved to create versatile living accommodation ideally suited to modern family life. Benefits from combination gas central heating and double glazing. A welcoming front porch provides practical cloakroom storage before leading into a generous front-facing living room. This inviting space is filled with natural light and feature fireplace, giving it a warm and homely atmosphere. The heart of the home is the extended dining kitchen, beautifully appointed with sleek matte units, solid wooden worktops, and a breakfast bar, complemented by a useful walk-in pantry and a range of integrated appliances. Flooded with natural light, this room enjoys an open outlook with far-reaching views across the Loxley Valley and offers ample space for family dining and entertaining. A few steps descend into the converted garage, which has been cleverly reimagined as a versatile family room with French doors opening directly onto the garden. This space also incorporates a utility area and an alternative front entrance, making it an ideal playroom, office, or guest suite depending on the needs of the household. Upstairs, the first floor features five well-proportioned bedrooms, all styled in a neutral palette to provide a calm and adaptable environment. The main bedroom is spacious and inviting, complemented by two further double rooms and two smaller single bedrooms, offering flexible options for children, guests, or home working. The family bathroom is finished to a high standard with a contemporary three-piece white suite, including a bath with shower over and glass screen, and enhanced by stylish tiling. Externally, a front garden and driveway provide a welcoming approach. At the rear, a decked terrace offers the perfect setting for outdoor dining and relaxation, overlooking an enclosed lawn with a pergola, while beyond lies open recreational land and breath-taking views across the Loxley Valley. The garden has been designed to make the most of its natural outlook, creating a wonderful space for both family life and entertaining. Loxley is a highly regarded residential area, particularly popular with families. It is well served by outstanding OFSTED-rated schools and benefits from a wide range of local amenities in nearby Hillsborough, including shops, cafés, and leisure facilities. The surrounding countryside offers endless opportunities for outdoor recreation, with scenic walks through Loxley and Rivelin Valleys and easy access to Bradfield and the Peak District. Despite its semi-rural setting, the area is extremely well





- Extended Semi-Detached Family Home
- Quiet Cul-de-Sac with Open Views Over the Loxley Valley
- Five Stylish Bedrooms and Contemporary Bathroom
- Modern Light & Airy Dining Kitchen
- Outstanding School in Catchment
- Decked Terrace, Lawn, and Pergola with Stunning Outlook
- Versatile Family Room with Garden Access
- Driveway and Front Garden

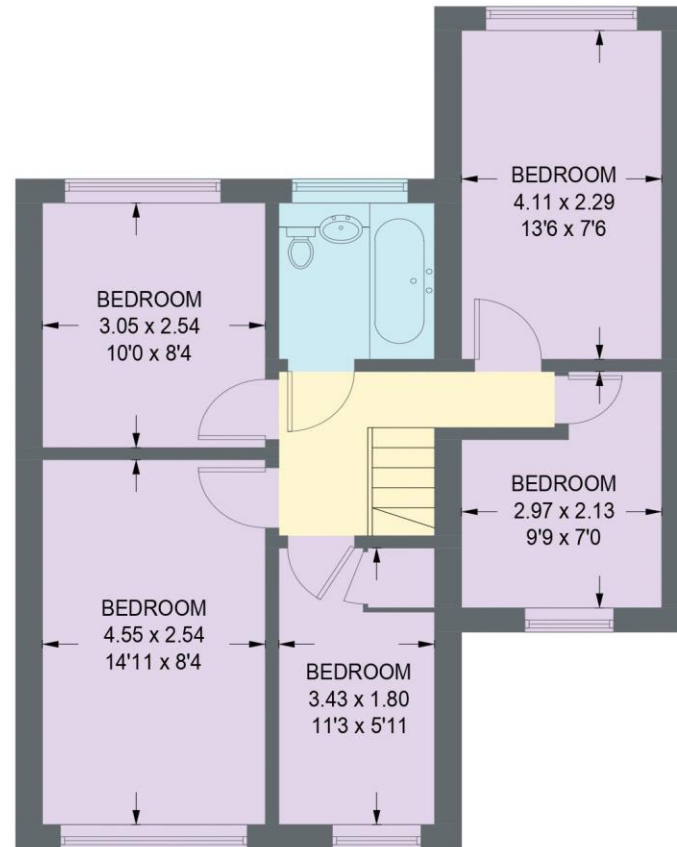


# 21 EDEN DRIVE

APPROXIMATE GROSS INTERNAL AREA = 116.8 SQ M / 1257 SQ FT



**GROUND FLOOR**  
**65.0 SQ M / 700 SQ FT**



**FIRST FLOOR**  
**51.8 SQ M / 557 SQ FT**

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

