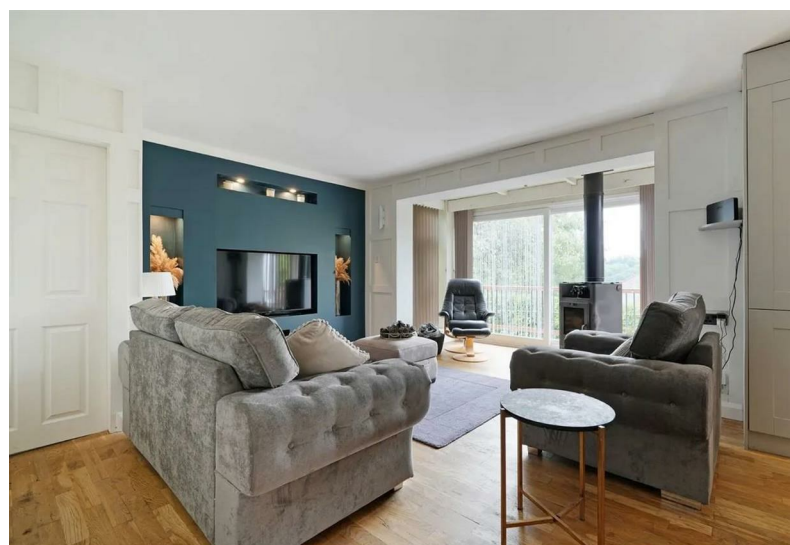




Normandale Avenue Loxley Sheffield S6 6SA
Price £365,000

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Sheffield S6 6SA

Price £365,000

Situated at this end of this quiet cul-de-sac position in this highly sought-after area of Loxley is this well presented, three bedroom detached bungalow which enjoys a fabulous outlook and a south facing terrace. The property has been undergone a scheme of modernisation by the current owners and benefits from off-road parking, an integral garage, uPVC double glazing, a new boiler and gas central heating.

Tastefully decorated throughout, the living accommodation briefly comprises front uPVC door and porch which opens into the entrance hall. Access into the fabulous open plan living/dining and kitchen area and bedroom three. The lounge has patio doors which open onto the terrace and a media wall, while a lovely feature of the room is the cast iron multi-fuel stove. The kitchen has a modern range of wall, base and drawer units with contrasting quartz worktops which incorporate the sink and drainer. There is a range of integrated appliances including an electric oven, microwave, four ring hob with extractor above, wine cooler and dishwasher along with space for an American style fridge freezer. The central island and breakfast bar is the centrepiece of the room. A door then opens into the garden room/office which has a built-in desk and cupboards. This bright and airy space is perfect for enjoying the views. There is access onto the terrace and into the integral garage. From the lounge, access into the two further bedrooms, a walk-in dressing room and the four piece suite bathroom. The two bedrooms both benefit from fitted wardrobes. The well appointed bathroom has a four piece suite including a double shower enclosure, bath, WC and wash basin.

- VIEWING IS A MUST!
- THREE BEDROOM DETACHED BUNGALOW
- LOVELY ACCOMMODATION THROUGHOUT
- OPEN PLAN LIVING/DINING & KITCHEN AREA
- SOUTH FACING TERRACE
- FABUOUS VIEWS
- OFF-ROAD PARKING & INTEGRAL GARAGE
- SOUGHT-AFTER LOCATION





OUTSIDE

Off-road parking leads to the integral garage with a roller door, electric and lighting and the wall mounted gas boiler. A gate opens to the south facing, fully enclosed rear garden which has a composite terrace, garden shed and patio.

LOCATION

Located in this extremely popular location with amenities close by. Delightful country walks into the Loxley Valley, Bradfield and the Dams. Regular public transport. Good local schools. Easy access to Hillsborough, Sheffield city centre, central hospitals and Universities. Good local pubs.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

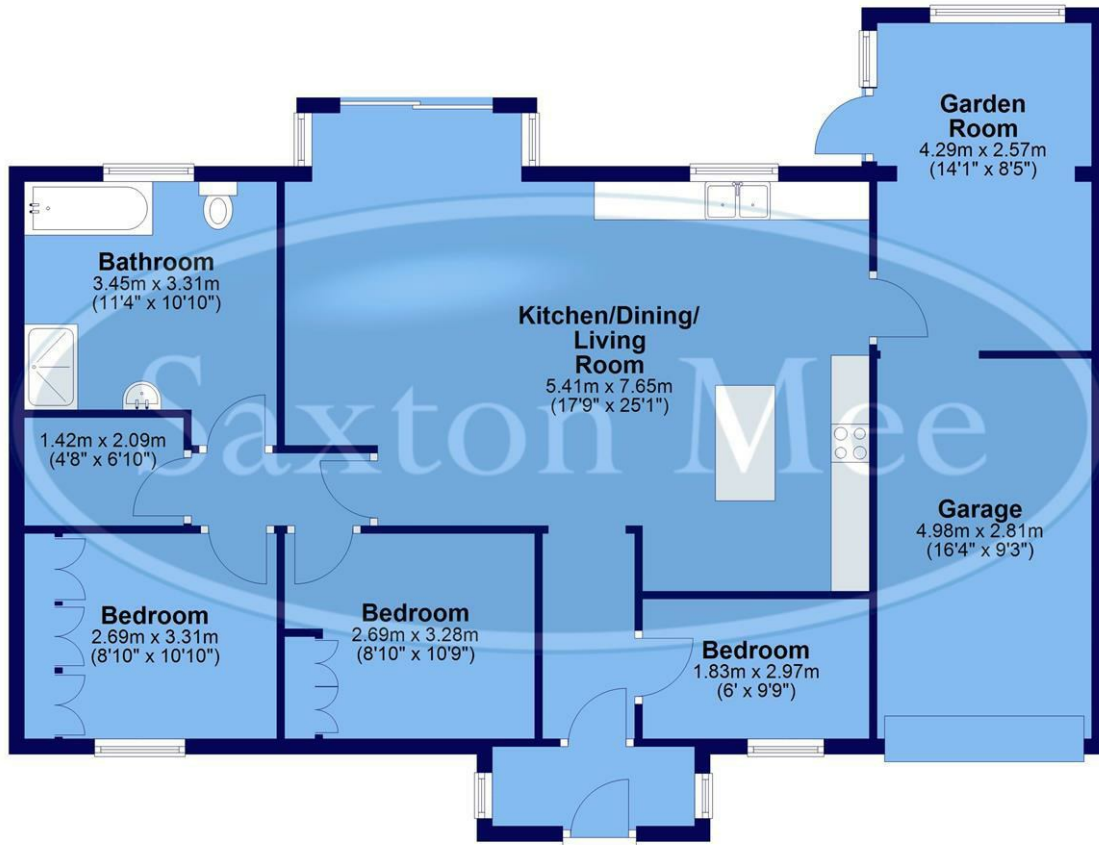
VALUER

Greg Ashmore MNAEA

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. 113.6 sq. metres (1223.0 sq. feet)



Total area: approx. 113.6 sq. metres (1223.0 sq. feet)

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

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