







## 6 Cox Road

Wisewood • Sheffield • S6 4SX

Guide Price £300,000 - £310,000

Situated in a sought-after area, close to the beautiful open countryside of both the Loxley and Rivelin Valleys, this extended family home offers a superb blend of contemporary style, flexible living space, and outdoor entertaining. The rear extension has created a fabulous open-plan family space, with bi-fold doors seamlessly connecting the interior to a stunning enclosed south-westerly garden, perfect for relaxing or entertaining. The property features a simple, modern décor throughout, complemented by a driveway and an integral garage. Upon entering, a generous hallway provides excellent storage, a cloakroom, and a WC, leading to a cosy living room styled with bold modern panelling—a perfect space to unwind. The rear of the home opens into a superb open-plan family area adjoining a contemporary kitchen, equipped with underfloor heating, modern gloss units, contrasting worktops, integrated oven, gas hob, and dishwasher. A separate utility room provides access to the integral garage and offers further scope for development if desired. Upstairs, the main bedroom is decorated in soft, muted tones and benefits from a fabulous walk-in wardrobe and an ensuite shower room. There is a further double bedroom and a single bedroom, all beautifully presented and fitted with carpets. The family bathroom is partially tiled, with a modern white suite and a shower over the bath with a glass screen. Externally, a driveway provides off-street parking, while the generous rear garden is low-maintenance and designed for outdoor enjoyment, featuring an artificial lawn, stone patio, and a covered entertaining area. Situated in Wisewood, the property enjoys excellent access to local amenities, transport links including buses and the Supertram, and is close to Hillsborough with its shops, parks, and city centre connections.





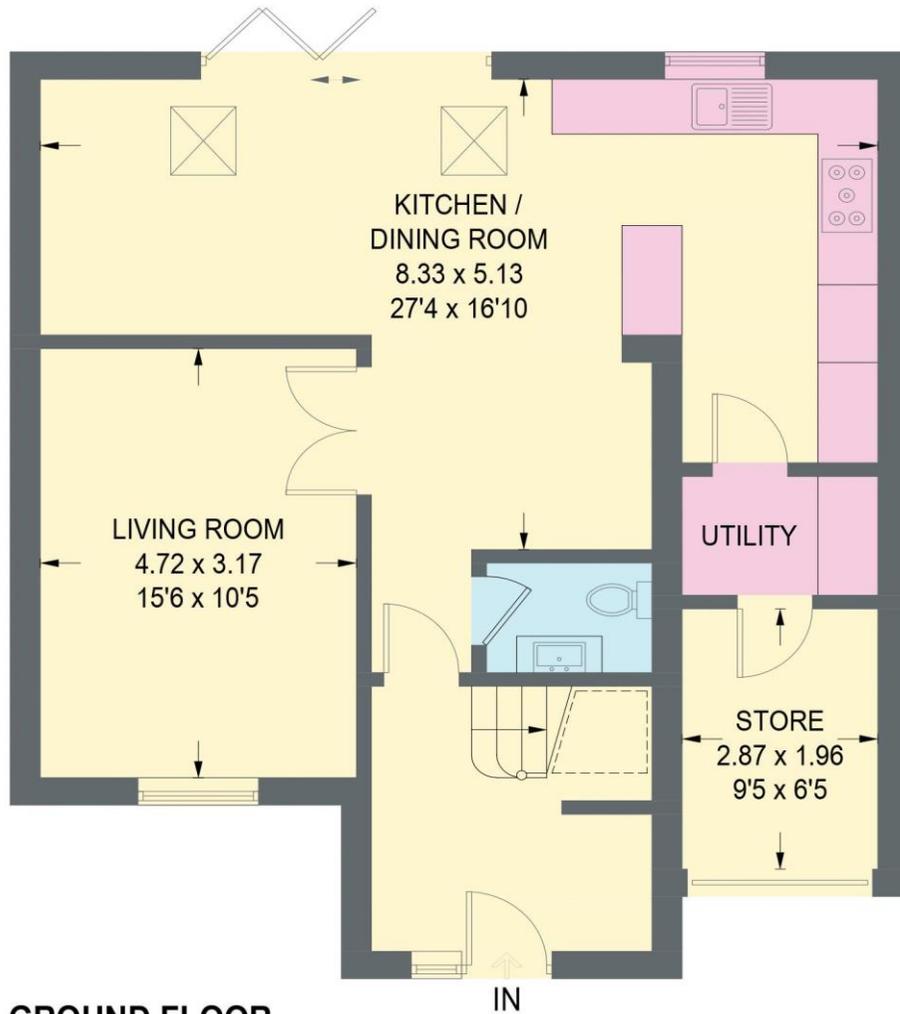
- Extended Semi Detached Family Home in S6
- Fabulous Open Plan Flexible Living Area
- Modern Kitchen & Separate Utility Room
- 3 Bedrooms & 2 Bathrooms
- Beautiful Modern Interior Throughout

- Superb Outdoor Entertaining Space
- Close to Loxley & Rivelin Valley
- Driveway & Garage
- Freehold
- Council Tax Band A, EPC Rating C

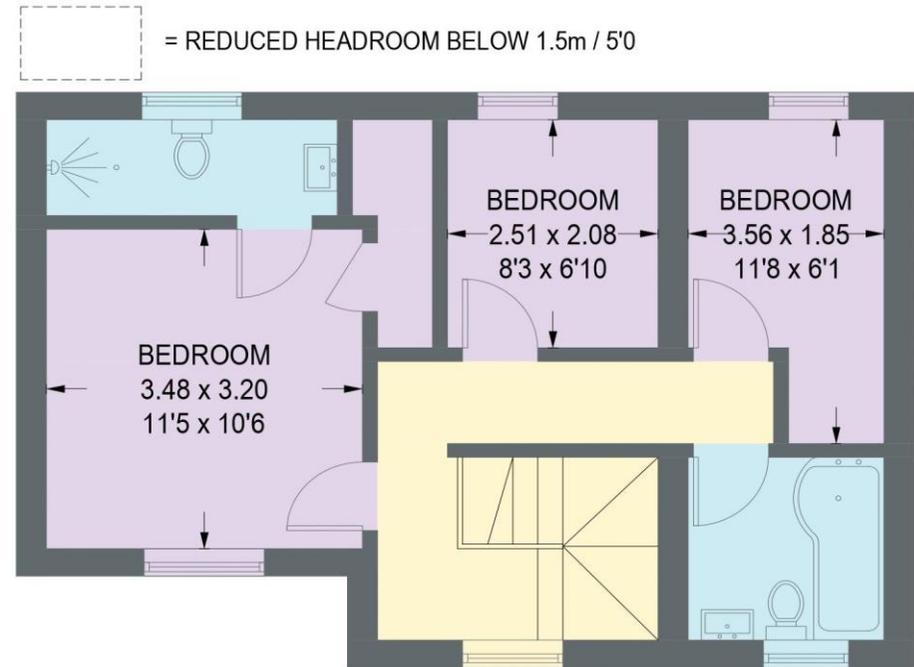


# 6 COX ROAD

APPROXIMATE GROSS INTERNAL AREA = 116.3 SQ M / 1252 SQ FT



**GROUND FLOOR**  
**72.0 SQ M / 775 SQ FT**



**FIRST FLOOR**  
**44.3 SQ M / 477 SQ FT**

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



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