



South View Close Loxley Sheffield S6 6SY
Price Guide £380,000

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GUIDE PRICE: £380,000-£390,000 MUST BE VIEWED TO APPRECIATE ITS CUL-DE-SAC LOCATION
** FREEHOLD ** EXTENSIVE VIEWS ** Situated on this appealing cul-de-sac position in the extremely popular residential area of Loxley is this effectively extended four bedroom, two bath/shower room link-detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating.

Neutrally decorated throughout, the spacious and well presented living accommodation briefly comprises: enter via a front door and porch into the good sized lounge with a large front window allowing natural light and a feature fireplace. Steps rise to a family room which has French doors opening onto the rear garden. A large opening leads into the dining room which in turn gives access to the a shower room with WC and wash basin. From the family room, there is access to the separate kitchen which has a range of units with a contrasting worktop which incorporates the sink and drainer. There is an integrated oven with extractor above.

The first floor consists of four bedrooms and a bathroom. The principle double bedroom is to the front aspect and has fitted wardrobes. Double bedroom two is to the rear and again has fitted wardrobes. Bedroom three is to the rear aspect. Double bedroom four has dual aspect windows and again benefits from fitted wardrobes. The bathroom has a white three piece suite including bath with overhead shower, WC and wash basin.

- PERFECT FAMILY HOME
- FOUR BEDROOMS, TWO BATH/SHOWER ROOMS
- GOOD SIZED LOUNGE
- FAMILY ROOM, DINING ROOM & KITCHEN
- EFFECTIVELY EXTENDED ACCOMMODATION
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY & GARAGE
- QUIET CUL-DE-SAC POSITION
- GOOD LOCAL SCHOOLS
- EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

To the front of the property is a driveway providing off-road parking and this leads to the garage. The fully enclosed rear garden has a decked terrace, lawned garden and an abundance of plants and shrubs.

LOCATION

Located in the popular residential area of Loxley with local amenities close by, regular public transport links and good local schools. On the edge of beautiful countryside and lovely country walks.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

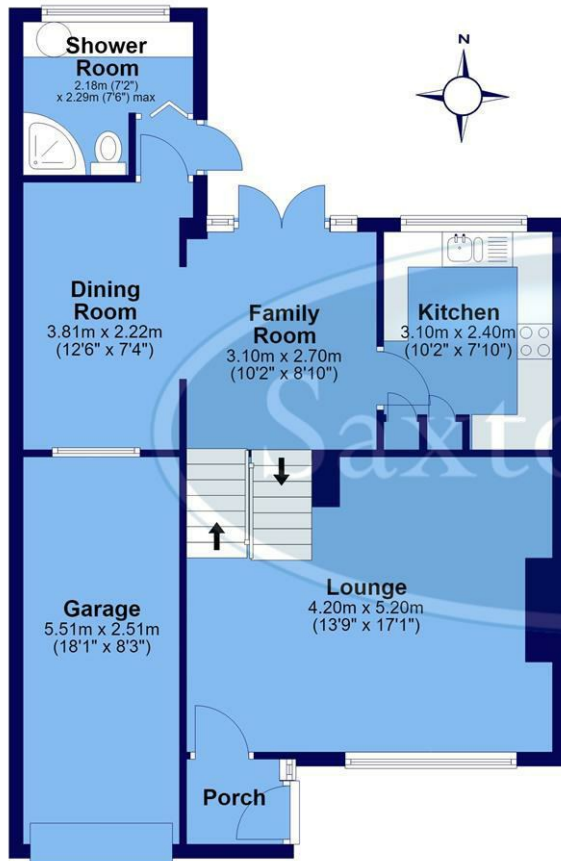
VALUER

Chris Spooner 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.

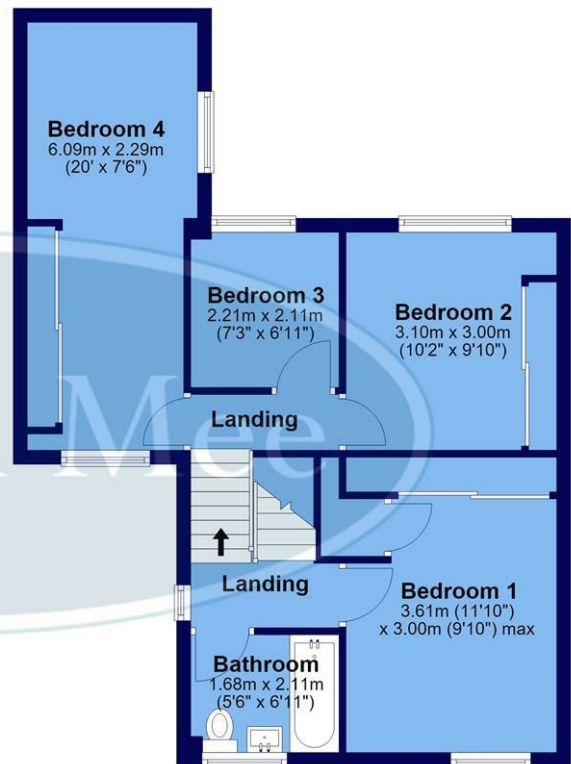
Ground Floor

Approx. 67.7 sq. metres (728.9 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.8 sq. feet)



Total area: approx. 120.7 sq. metres (1298.7 sq. feet)

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

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