

Saxton Mee



Loxley Road Loxley Sheffield S6 6RP
Offers Around £700,000

St Luke's
Sheffield's Hospice

Loxley Road

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LAND AVAILABLE BY SEPARATE NEGOTIATION Truly deserving an internal inspection is this five double bedroom, two bathroom, four reception room detached property offering a wealth of accommodation and a fully enclosed garden with a lawn and a lovely south facing Indian stone patio. Offering a sought after mix of charm, character and period features the property benefits from ample off-road parking, a garage, Nest heating and uPVC double glazing.

Tastefully decorated throughout, the accommodation spans four levels and briefly comprises uPVC door which opens into a porch with tiled flooring. A door then opens into the entrance hall with access into the lounge and dining room. Oak flooring flows into the excellent sized lounge with a large cast iron stove set in an exposed stone chimney breast along with dual aspect windows and a high ceiling. The dining room has a cast iron stove set in a marble surround. From the lounge, access into bedroom five which is currently used as a home office.

From the entrance hall, a staircase descends to the lower ground floor which has underfloor heating throughout and a snug with a feature natural stone vaulted ceiling. There is access into a utility with ample fitted storage, housing for a washing machine and tumble dryer and a downstairs WC. The stunning kitchen/breakfast room has a range of units and solid granite worktops. Integrated appliances include dishwasher, microwave, coffee machine, housing for a Range cooker and space for an American style fridge freezer. There is a rear entrance door and access into a further dining room.

From the ground floor landing, a staircase rises to the first floor with access into three bedrooms and the family bathroom. Bedroom one has a dressing room. Bedroom two has a WC and wash basin off. The bathroom has underfloor heating and a four piece suite.

A further staircase rises to the second floor and the master suite complete with dressing area and four piece suite ensuite.

- FANTASTIC FIVE DOUBLE BEDROOM DETACHED PROPERTY
- LAND AVAILABLE BY SEPARATE NEGOTIATION INCLUDING PADDOCKS & STABLE BLOCK
- STUNNING ACCOMMODATION THROUGHOUT
- SOUTH FACING PATIO
- PRINCIPAL BEDROOM WITH DRESSING ROOM & LUXURY EN SUITE
- OFF STREET PARKING WITH GARAGE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES, RANGE COOKER, GRANITE WORKTOPS & SEPARATE UTILITY
- SPACIOUS OPEN PLAN LOUNGE WITH FEATURE FIREPLACE & STOVE





OUTSIDE

To the front of the property there is a gated entrance with a natural stone wall giving a good degree of privacy. The fully enclosed garden has a lawn, garden shed and a lovely south facing Indian stone patio. There is access to an outside store/office which houses the boiler. A shared driveway leads to a cobbled area suitable for two cars and access to a garage with electric and lighting. Further land available by separate negotiation including paddocks and a stable block.

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

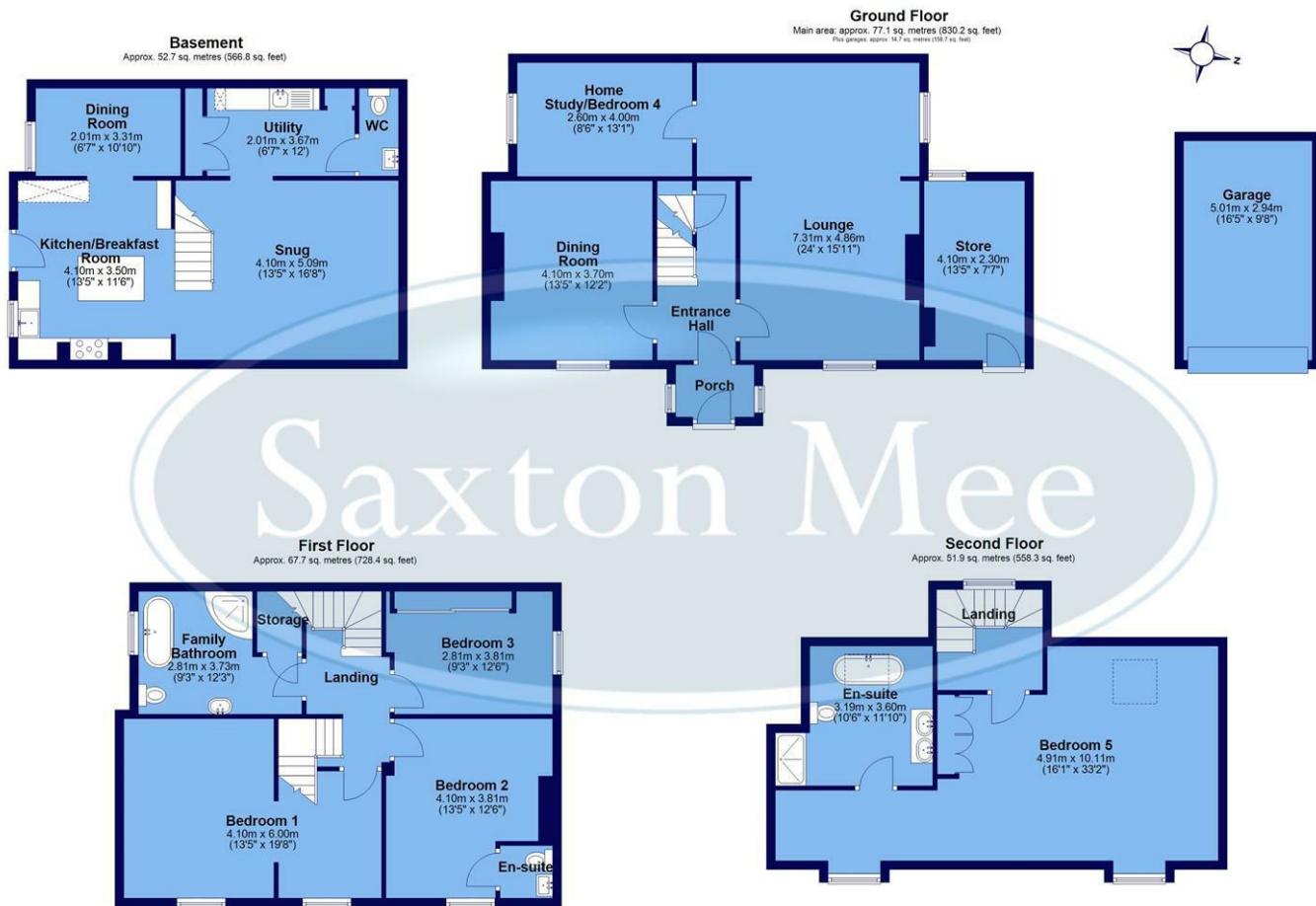
The property is Freehold and currently Council Tax Band F.

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.

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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G21)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	G

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A2 plus)	A
(B1-B4)	B
(C5-C8)	C
(D9-D11)	D
(E12-E14)	E
(F15-F18)	F
(G19-G21)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	G