

Saxton Mee



Woodstock Road Loxley Sheffield S6 6TG  
Guide Price £469,950

St Luke's  
Sheffield's Hospice

# Woodstock Road

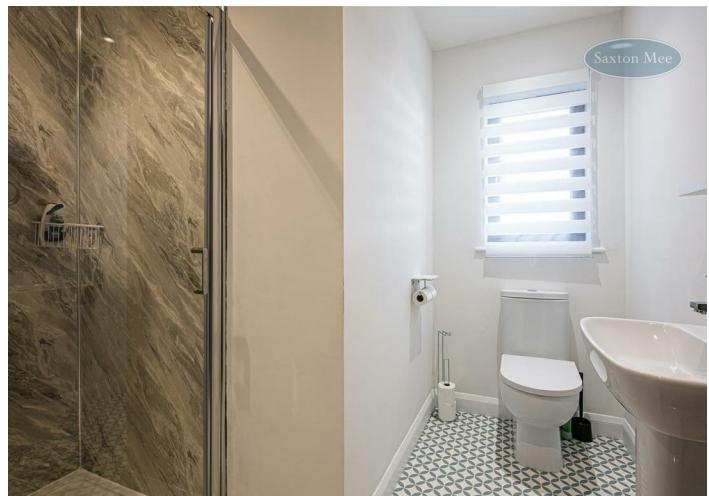
Sheffield S6 6TG

**Guide Price £469,950**

GUIDE PRICE £469,950-£479,950 Enjoying far-reaching views and situated in the popular residential area of Loxley is this four bedroom, two bathroom detached property. Renovated last year to a high standard the property enjoys both front and side gardens and a fully enclosed rear garden and benefits from upvc double glazing and gas central heating. Renovations include a new kitchen and bathroom, a re-wire, new heating system, new flooring throughout, new windows and internal doors. In brief, the spacious and well presented accommodation comprises: extra wide composite front door with obscure side panel opens into the entrance hall with a downstairs WC. An opening leads through into the extended kitchen diner with a bay window to the front allowing lots of natural light. upvc French doors open onto the side garden. The stylish kitchen has a range of soft closing wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the AEG induction hob with extractor above. Energy efficient integrated appliances include fridge, freezer, dishwasher and AEG fan oven. A door opens to a large room/multifunction room housing a new energy efficient gas boiler. From the kitchen, access into a separate utility housing and plumbing for a washing machine, tumble dryer and fridge freezer. From the entrance hall, a staircase rises to a mid-landing with a side door to the garden, path and steps, the staircase then continues to the first floor landing with access into the fantastic lounge with a large bay window allowing lots of natural light while enjoying the stunning views across the Loxley Valley. Four good size bedrooms with the master bedroom benefiting from an ensuite shower room. Bedroom two benefits from fitted wardrobes and upvc French doors opening onto the rear. Four piece suite bathroom comprising bath, separate shower cubicle, WC and wash basin set in a vanity unit. Access into the loft space.

- **VIEWING IS A MUST!**
- **LOVELY FAMILY HOME**
- **FOUR BEDROOMS/TWO BATHROOMS**
- **DOWNSTAIRS WC & UTILITY**
- **FINISHED TO A HIGH STANDARD**
- **FANTASTIC LOCATION**





## OUTSIDE

Double-width block paved driveway with lawned gardens to either side. Access to the side of the property leads to the fully enclosed tiered rear garden which includes a stone flagged patio, wooden decked terrace and a sweeping path and steps leads to a seating area. Greenhouse. Two outside taps and lighting. External electric double socket.

## LOCATION

Located in the extremely popular area of Loxley with local amenities close by including shops. Regular public transport. Local country walks. Excellent catchment for schools.

## NOTES

Tenure to be confirmed. The property is 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.



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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus)	A
(B1-B1)	B
(B9-B9)	C
(D5-D4)	D
(E9-E4)	E
(F11-F8)	F
(G1-G9)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus)	A
(B1-B1)	B
(B9-B9)	C
(D5-D4)	D
(E9-E4)	E
(F11-F8)	F
(G1-G9)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	England & Wales