



£390,000 Guide Price

Loxley Road, Waverley, Rotherham

Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- STYLISH SPACIOUS EXECUTIVE FOUR BEDROOM FAMILY HOME
- Four Double Bedrooms with Dressing Area & Ensuite to Master
- Beautifully Appointed Throughout
- Modern Spacious Lounge
- Large Open Plan Breakfast Kitchen/ Diner
- Beautiful Modern Family Bathroom benefitting from both Bath & Separate Shower
- Separate Utility & Wc
- Highly Sought-After Location
- Stunning Landscaped Rear Garden
- Driveway & Integral Garage

Property Description

GUIDE PRICE £390,000 to £400,000

BEAUTIFULLY PRESENTED, A STUNNING FAMILY ABODE...ON THE HIGHLY DESIRABLE LOXLEY ROAD...!

Uflit are more than delighted to welcome to the market this STYLISH detached four double bedroom family home offering MODERN LIVING throughout.

Main Particulars

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Uflit are more than delighted to welcome to the market this STYLISH detached four double bedroom family home offering MODERN LIVING throughout. To the downstairs accommodation this spacious and well-proportioned home boasts a welcoming hallway leading to a bright and spacious bay windowed living room. The hub of the home is the modern open plan kitchen diner with separate utility and downstairs wc. The dining area is complimented with bay windowed French doors that open onto the garden, creating light and space. To the upstairs accommodation a superb master bedroom with dressing area and ensuite, three further double bedrooms and a beautiful family bathroom benefitting from both shower and separate bath. This property nestles seamlessly in the heart of a this highly desirable development of the Waverley with an attractive wrap around frontage and a block paved driveway providing ample off road parking leading to the integral garage. To the rear a stunning landscaped enclosed rear garden providing great outdoor entertaining space with bespoke patios and a stunning covered pagoda. Close to local amenities, excellent transport links and schools whilst just a stone's throw away from the lake. The property benefits from a range of fitted blinds, solar panels and a negotiable car charger. Viewing is highly recommended to appreciate the standard of accommodation on offer...Don't delay call Uflit today 01709 912730.

Council Tax Band: D

Tenure: Freehold

Entrance hall

A delicate canopy invites you through a glazed door to a warming hallway featuring a beautiful bespoke tiled flooring which seamlessly flows through to the wc, along with decorative feature paneled walls, carpeted spindled stairs lead to the first floor accommodation, radiator, beautiful French glazed doors giving access to the lounge, a further glazed door giving access to the kitchen diner and a door to the wc.

Lounge w: 3.6m x l: 5.3m (w: 11' 10" x l: 17' 5")

A spacious and modern living area boasting a front facing bay window along with a side facing upvc window allowing the light to flow through this space. Laminate flooring and a radiator adds warmth.

Kitchen/diner w: 5.2m x l: 4.8m (w: 17' 1" x l: 15' 9")

A great family entertainment space and a focal point of this family home featuring a modern kitchen comprising of a range of wall and base units with complimentary work surface areas matching upstands and tiled back panels with spot lighting and under counter mood lighting. Appliances to include an electric oven, gas hob with stainless steel back panel, extractor fan, dishwasher and fridge. A rear facing upvc window, laminate flooring flows seamlessly throughout this living space and into the utility. The dining area features a large bay with French doors opening onto the rear garden area illuminating this area and two radiators add warmth.

Utility w: 3m x l: 1.2m (w: 9' 10" x l: 3' 11")

Entering through a delicate arch to this useful utility area with complimentary work surface areas and upstands. Plumbing for utilities and a door giving access to the garage and a further glazed door giving further access to the rear garden.

Integral Garage w: 3m x l: 6.1m (w: 9' 10" x l: 20')

With up and over door, wall hanging units and electrics.

Downstairs WC

Comprising of a low level wc, floating wash hand basin, a continuation of the bespoke tiled flooring, partially tiled walls and a radiator.

FIRST FLOOR:

Landing

A galleried staircase with spindled bannister rail creating a parapet to the landing, carpeted flooring, radiator and loft hatch. Doors giving access to master bedroom, three further bedrooms, family bathroom and storage cupboard.

Master bedroom w: 4.4m x l: 4.4m (w: 14' 5" x l: 14' 5")

A modern master bedroom with a front facing upvc window, radiator and carpeted flooring seamlessly flowing through to the dressing area featuring a range of stylish fitted wardrobes and a door giving access to ensuite.

Ensuite w: 1.5m x l: 2.5m (w: 4' 11" x l: 8' 2")

A beautifully appointed ensuite with partial tiled walls and contrasting vinyl flooring. Comprising of a low level wc, wash hand basin and a built in shower with feature tiling, radiator, spot lighting and a upvc window.

Bedroom 2 w: 3.1m x l: 3.9m (w: 10' 2" x l: 12' 10")

A further double bedroom with recess storage, front facing upvc window, radiator and carpeted flooring.

Bedroom 3 w: 3m x l: 3.7m (w: 9' 10" x l: 12' 2")

A further double bedroom with carpeted flooring, radiator and a rear facing upvc window.

Bedroom 4 w: 3.9m x l: 3m (w: 12' 10" x l: 9' 10")

A double bedroom with a rear facing upvc window, radiator and carpeted flooring.

Family Bathroom w: 2m x l: 2.7m (w: 6' 7" x l: 8' 10")

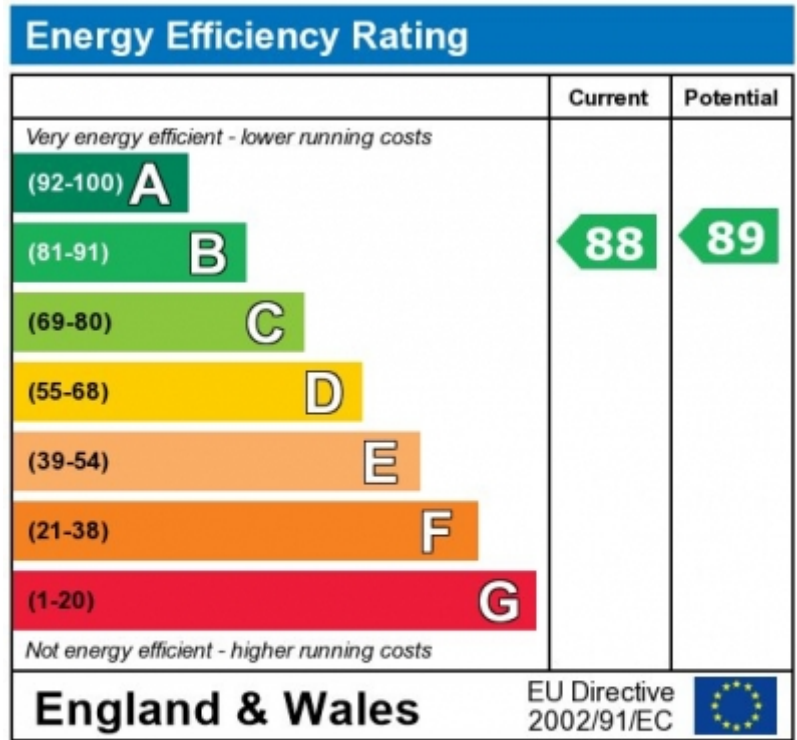
A modern family bathroom benefitting from both bath and separate shower comprising of a paneled bath with corner tap, built in shower, wash hand basin and a low level wc. Striking tiled walls with contrasting flooring, radiator, spot lighting and a rear facing upvc window.

Outside

A beautiful landscaped welcoming open aspect frontage with an extended block paved driveway offering ample off road parking leading to the integral garage, low maintenance Astro turf gardens with an attractive central feature. Gated access to the rear where a stylish porcelain patio wraps around the property to create a beautiful patio area. This in turn leads to a low maintenance Astro turf garden with raised sleeper borders. A stunning bespoke sheltered pagoda shelters a further

bespoke patio area with an adjoining decked sun terrace allowing for further entertaining. To the side of the property is a wooden storage shed for additional outdoor storage.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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