

Freehold

Asking Price: £425,000

Loxley Road, Waverley, Rotherham,
South Yorkshire, S60



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SOUGHT AFTER MODERN DEVELOPMENT! FOUR BEDROOMS, MASTER BEDROOM WITH EN-SUITE, DRIVEWAY & GARAGE, CLOSE TO AMENITIES AND MAJOR ROAD NETWORKS, VIEWING IS A MUST!

A four bedroom detached family home that enjoys a position on this sought after modern development. The location affords great access to a range of amenities including Sheffield Parkway and the M1 motorway network. The spacious accommodation briefly comprises an entrance hallway, ground floor WC, bay windowed lounge, open plan dining kitchen with utility area. To the first floor is a landing, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside, off road parking is provided by a driveway and garage and there are attractive gardens to the front and rear. Viewing is a must! Call Lincoln Ralph today!

Entrance Hall Front facing composite entrance door, wood effect laminate flooring, radiator and an under stairs storage cupboard. Stairs rise to the first floor landing and doors open to the kitchen and the lounge.

WC 2.15 x 0.88. Fitted with a white suite comprising a low flush WC and a wash hand basin. There is tiling to half height and to the floor, side facing UPVC double glazed window and a radiator.

Lounge 5.68 x 3.61. A spacious room with a front facing UPVC double glazed bay window, wood effect laminate flooring, downlights to the ceiling and a radiator.

Kitchen Diner 5.84 x 3.70. Fitted with a range of wall mounted and base level units in a high gloss finish with work surfaces incorporating a one and half bowl stainless steel sink with mixer tap. There is an integrated four ring gas hob with extractor hood over, built in electric oven, integrated fridge freezer and dishwasher. Having downlights to the ceiling rear facing UPVC double glazed window, rear facing UPVC double glazed French doors and a radiator. Cupboard doors open to a utility area that has built in units and a work top along with plumbing for a washing machine.

Landing Having an airing cupboard, wood effect laminate flooring and a side facing UPVC double glazed window. Doors open to the bedrooms and bathroom.

Master Bedroom 3.04 x 4.22. (The latter measurement is the maximum measurement) Front facing UPVC double glazed window, wood effect laminate flooring and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 2.11 x 1.78. Fitted with a white suite comprising a shower enclosure, low flush and a wash hand basin. There is tiling to half height, extractor fan and a radiator.

Bedroom 2 3.34 x 3.19. Rear facing UPVC double glazed window and a radiator.

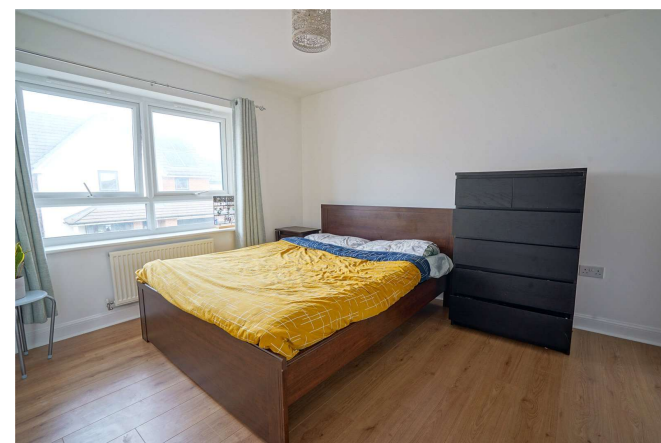
Bedroom 3 2.56 x 2.26. (The first measurement increases 3.27) Rear facing UPVC double glazed window, wood effect laminate flooring and a radiator.

Bedroom 4 2.72 x 2.23. Front facing UPVC double glazed window, wood effect laminate flooring and a radiator.

Bathroom 2.22 x 1.67. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to half height, side facing UPVC double glazed window, extractor fan and a radiator.

Outside Off road parking is provided by a driveway and a single garage. To the front is a well appointed garden with an artificial lawn and gravelled border. To the rear the home enjoys a flagged seating area overlooking a lawned garden with shrub border.

Garage Up and over door.



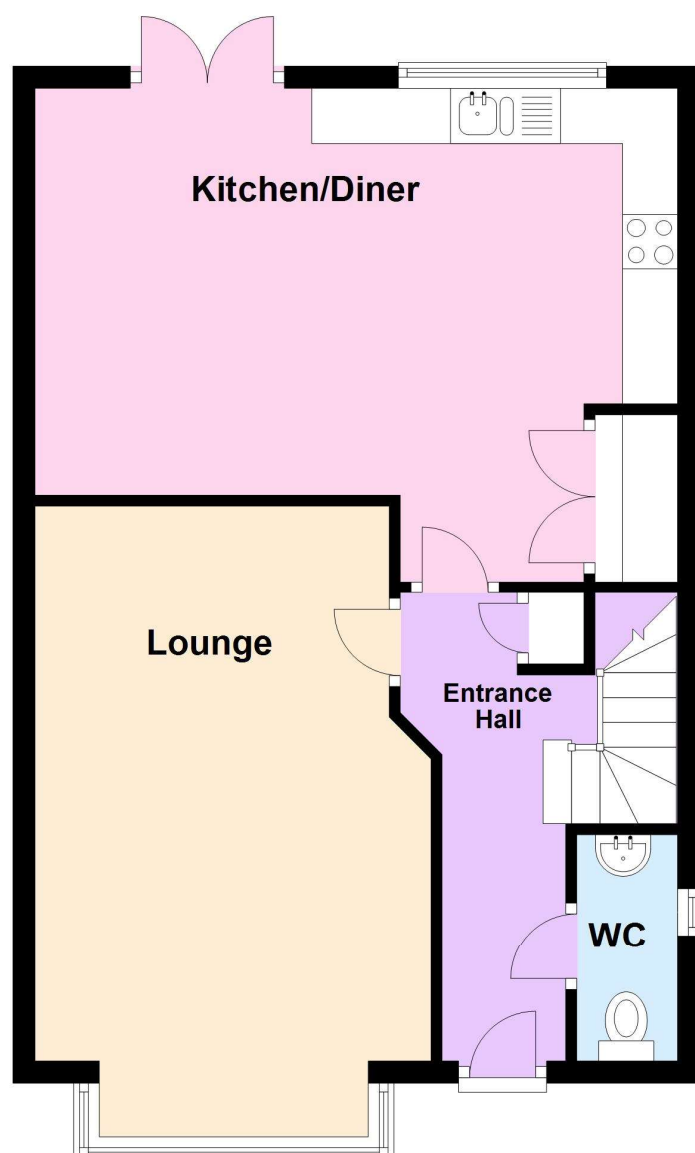
- Four bedroom detached home
- Popular location
- Perfectly placed for amenities
- Ideally located for the parkway and M1
- Master bedroom with en-suite shower room
- Driveway and garage
- Viewing is a must!

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

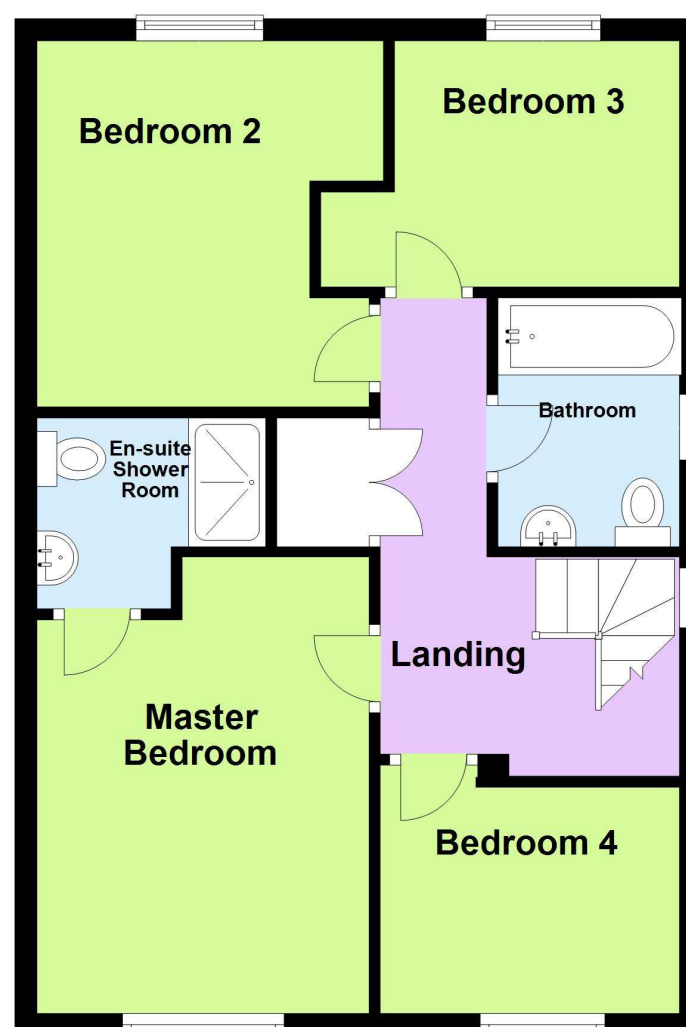
Ground Floor

Approx. 52.5 sq. metres (565.4 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



Total area: approx. 104.2 sq. metres (1121.8 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.