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**8 Loxley Road, Waverley**

Rotherham

Guide Price £425,000 – £450,000



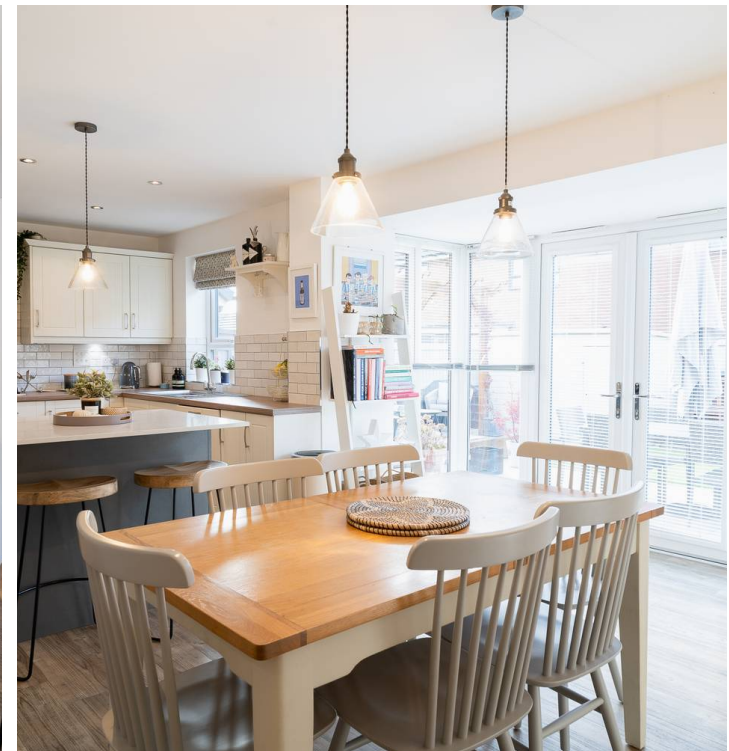
# 8 Loxley Road

Waverley, Rotherham

An absolutely stunning, immaculately presented and very well proportioned four bedroom, two bathroom, detached family home. With the current vendors converting the majority of the garage to create this unique ground floor layout that incorporates an open plan flow to the ground floor with a beautiful kitchen/living/diner that gives direct garden access. Enjoying numerous additional upgrades throughout that are not fitted as standard and with solar panels built in, landscaped rear private sunny garden, driveway and garage/store it's easy to say this design is pitch perfect for the growing family market and viewing is essential to fully appreciate the size and style on offer by this incredible home. Quietly tucked away on this residential road and forming part of this prestigious development number eight is within easy reach of numerous amenities, central Sheffield, great local school catchments are available and commuting transport links are also close by.

Council Tax band: D Tenure: Freehold

- STUNNING FOUR BEDROOM TWO BATHROOM DETACHED HOME
- CONVERTED GARAGE TO CREATE A FAMILY ROOM FLOWING FROM THE DINING KITCHEN
- LANDSCAPED REAR PRIVATE GARDEN DRIVEWAY AND GARAGE/STORE
- QUIET TUCKED AWAY POSITION ON THIS PRESTIGIOUS RESIDENTIAL DEVELOPMENT
- FINISHED INTERNALLY TO THE HIGHEST OF STANDARDS BY THE CURRENT WITH PLENTY OF NONE STADRD EXTRAS



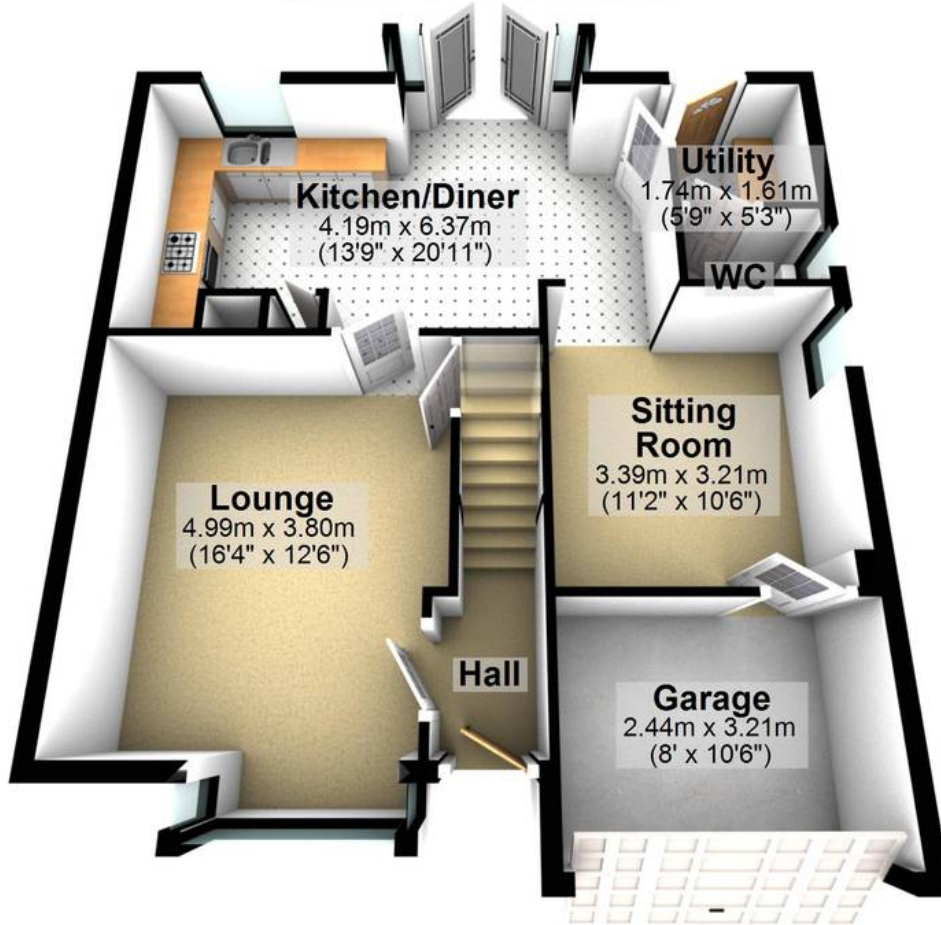






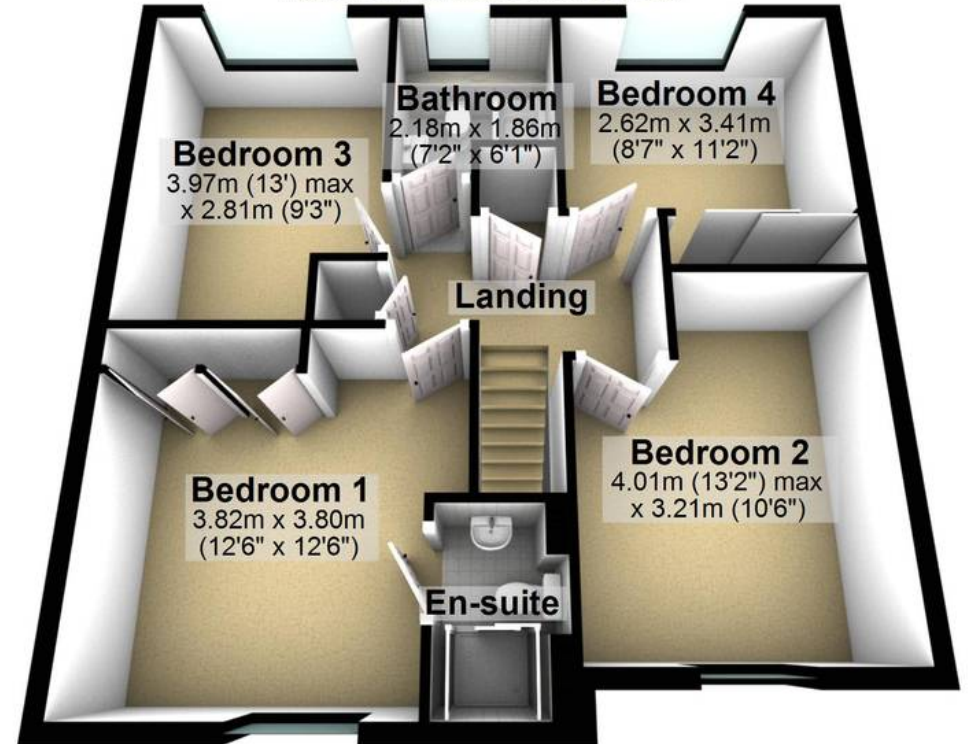
## Ground Floor

Approx. 69.6 sq. metres (749.6 sq. feet)



## First Floor

Approx. 62.1 sq. metres (668.6 sq. feet)



Total area: approx. 131.8 sq. metres (1418.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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