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**Wilson Road,  
Deepcar,  
Sheffield,  
S36 2SZ**





**A stunning 3-bed nestled at the confluence of the River Don: Wilson Road.**

Featuring three beautiful double bedrooms and a stunning family shower room, this is a family home like no other.







### Time to explore.

Wilson Road lies right on the cusp of the eastern edge of the Peak District in the beautiful community of Deepcar. The town sits at the base of a luscious valley, affording you stunning natural beauty before you even venture into the Peak District. There are a host of lovely things to do locally, ranging from charming pubs to excellent sports facilities for golf, rugby, cricket and more. There are several reputable schools and even local allotments, perfect for any keen gardeners. Just a few minutes in the car takes you right into the heart of the Peak District, giving you the freedom to escape into its rural majesty whenever you like. This is never at the expense of great accessibility, however, as the Stocksbridge Bypass and Manchester Road make venturing into the city a breeze. Wilson Road boasts a superbly landscaped front garden with a long driveway for convenience and peerless views out across the valley.



## Step inside your new home.

To enter Wilson Road, you pass through an exquisite gated front garden, beautifully landscaped with a slate courtyard, stunning flowerbeds, and flagged patio framed with white gravel. You enter into the stunningly bright lounge/garden room, boasting enchanting dual aspect with a vaulted ceiling, and sleek modern décor. With ample room for comfy furniture and aluminium bi-fold doors, this is the perfect spot to relax on a sunny day. The remainder of the ground floor is comprised of a breakfast kitchen and a formal dining room, both an excellent size. The kitchen features lots of worktops and cupboard space, room for white goods, and even a stylish breakfast bar perfect for creating a social atmosphere for preparing and enjoying meals together. The dining room is an elegant expanse with plush carpeting, deep alcoves ideal for storage, and ample room for a large dining set.

To the rear of the home is a charming garden with a faux lawn, a patio area, and some lovely foliage. There is plenty of space for outdoor seating, making this a lovely spot to relax and unwind on the weekend. A well-sized storage shed also gives you the ideal spot for a workshop, additional garden furniture, firewood, or outdoor sports equipment. Back inside, on the first floor you'll find three bedrooms, all spacious doubles, and the pristine shower room. Connecting them is a long corridor with plenty of storage, that even doubles as a concealed ad-hoc home office. Bedrooms 1 and 2 have abundant fitted storage, Bedroom 1 has gorgeous subdued downlighting, while bedroom 3 boasts bright French doors that open out to a glazed Juliet balcony. Completing the floorplan is the spectacular shower room, featuring a grand vaulted ceiling, an elegant twin sink unit, a vast walk-in shower, and a lavish heated towel rail.



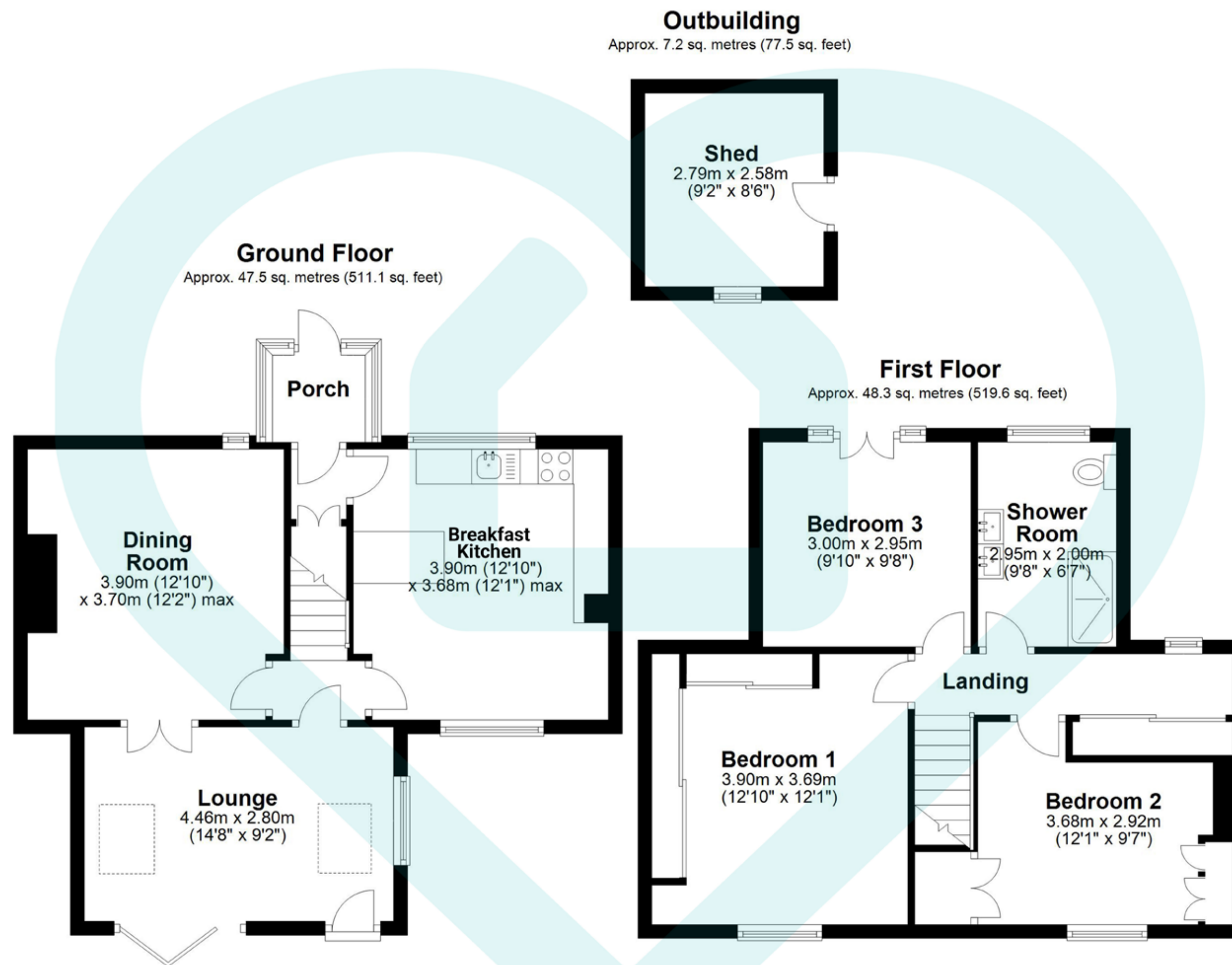












Total area: approx. 103.0 sq. metres (1108.2 sq. feet)

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	86   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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