

Simon Blyth
ESTATE AGENTS

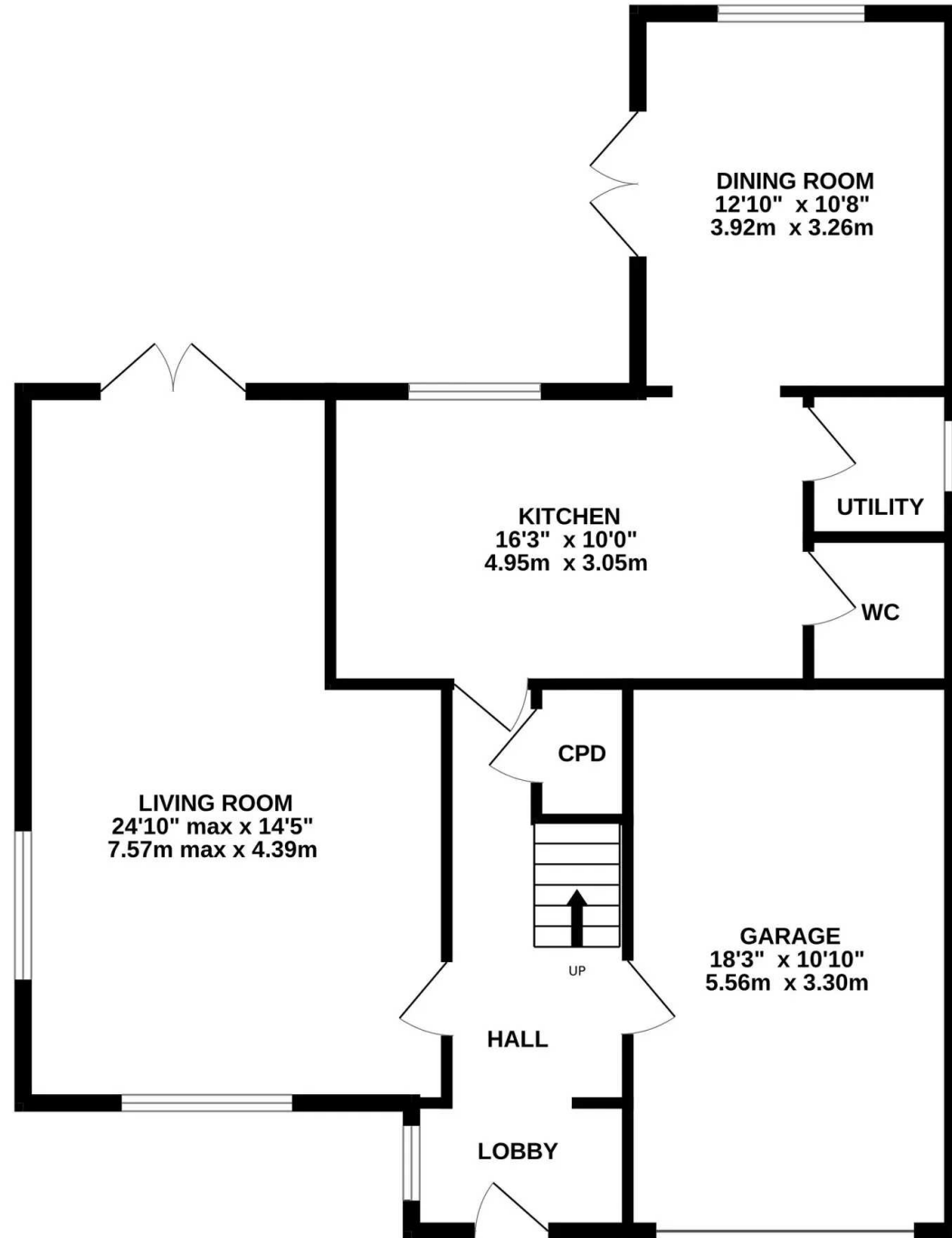


Carr Road, Deepcar

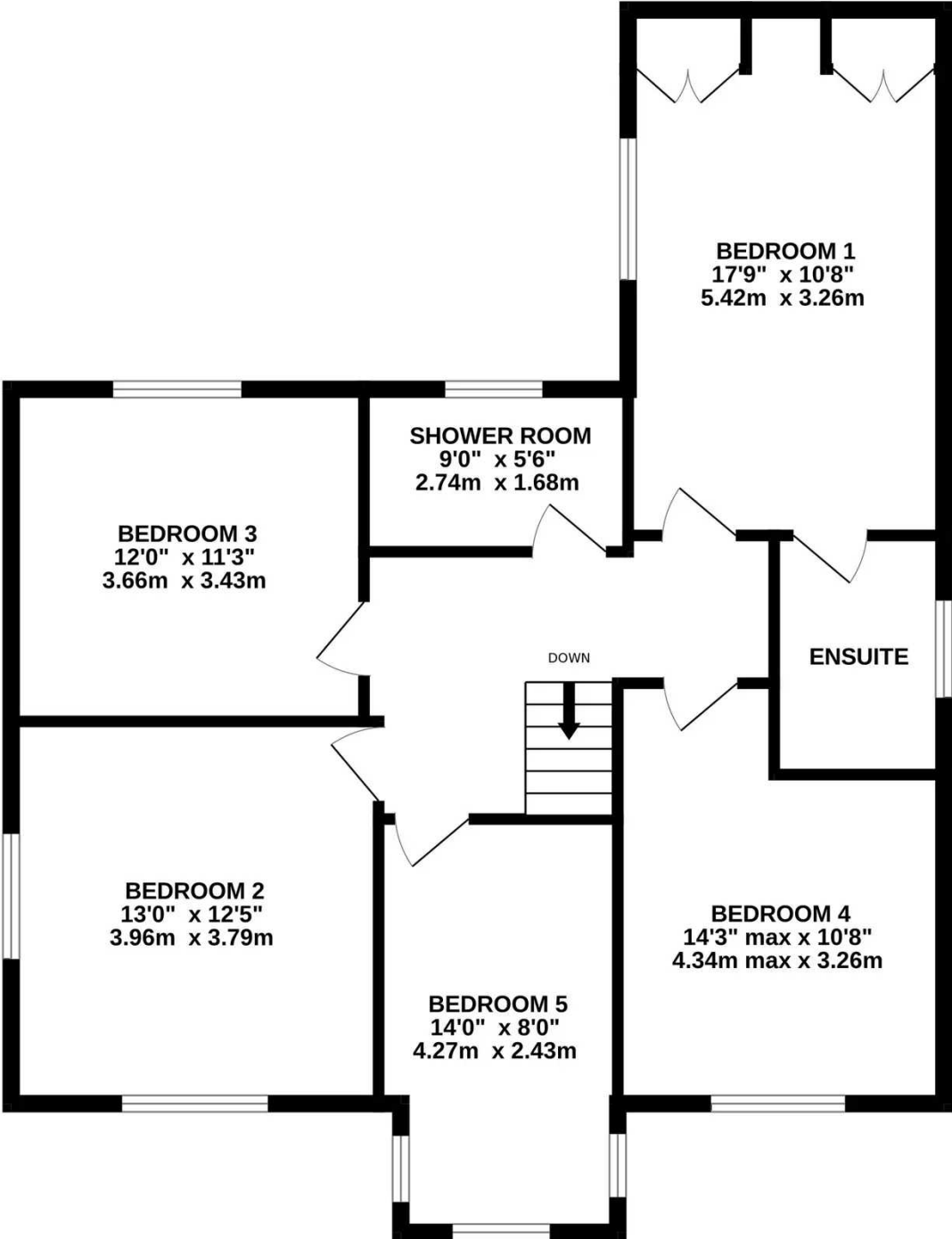
Sheffield

Offers in Region of **£450,000**

GROUND FLOOR



1ST FLOOR



BEDROOM 1
17'9" x 10'8"
5.42m x 3.26m

SHOWER ROOM
9'0" x 5'6"
2.74m x 1.68m

BEDROOM 3
12'0" x 11'3"
3.66m x 3.43m

DOWN

ENSUITE

BEDROOM 2
13'0" x 12'5"
3.96m x 3.79m

BEDROOM 4
14'3" max x 10'8"
4.34m max x 3.26m

BEDROOM 5
14'0" x 8'0"
4.27m x 2.43m



Carr Road

Deepcar, Sheffield

A SUPERBLY PROPORTIONED FIVE DOUBLE BEDROOM DETACHED FAMILY HOME, OCCUPYING A GENEROUS CORNER PLOT POSITION ON THIS HIGHLY REGARDED RESIDENTIAL ADDRESS, WITH EXCELLENT COMMUTABILITY AND ACCESS TO ARTERIAL TRANSPORT LINKS AND THE MANY AMENITIES OF STOCKSBRIDGE, INCLUDING FOX VALLEY RETAIL PARK. HAVING BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT VENDOR, THIS IMPRESSIVE FAMILY HOME OFFERS EXTENDED AND HIGH QUALITY ACCOMMODATION IN A TRADITIONAL TWO STOREY CONFIGURATION, WITH OFF STREET PARKING TO THE FRONT LEADING TO THE INTEGRAL GARAGE. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance porch, entrance hallway, kitchen, utility, downstairs W.C., dining room and spacious living room. To the first floor, there are five double bedrooms including master with en-suite and house shower room. Outside is the aforementioned driveway leading to integral garage and L shaped rear garden. Homes of this size in this location are rare to the market, with an early viewing recommended. The D-67 rating is TBC and the council tax band is C.





ENTRANCE

Entrance gained via composite and obscure glazed door into the entrance porch.

ENTRANCE PORCH

With ceiling light, wood effect flooring and uPVC double glazed window to the side. The archway then leads through to the entrance hallway.

ENTRANCE HALLWAY

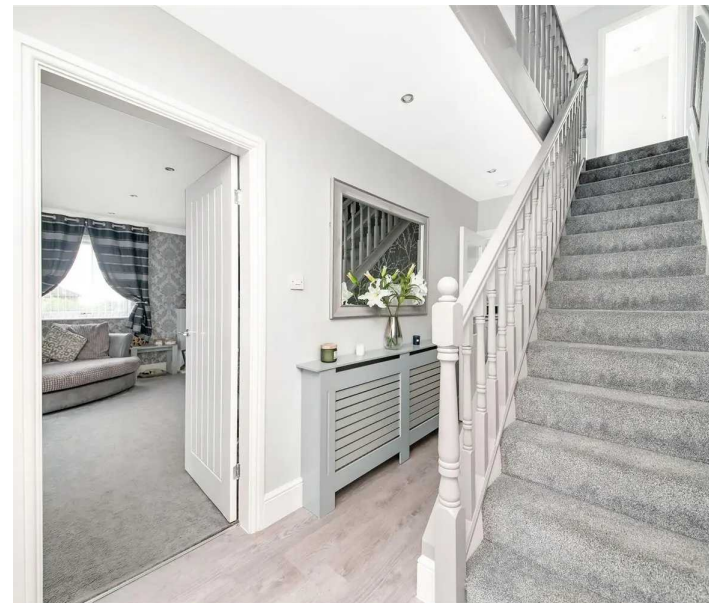
With inset ceiling spotlights, central heating radiator, continuation of the wood effect flooring and staircase rising to the first floor, with useful storage cupboard underneath. Here we gain entry to the following rooms.

KITCHEN

With a range of wall and base units in a shaker style with laminate worktops, tile splashbacks and continuation of the wood effect flooring. There is space for a range cooker with extractor fan over, space for an American style fridge freezer, integrated dishwasher and a one and a half bowl ceramic sink with chrome mixer tap over. There are inset ceiling spotlights, central heating radiator and uPVC double glazed window to the rear. A further door leads through to the utility.

UTILITY

With plumbing for a washing machine, space for a tumble dryer and laminate worktops. There is ceiling light, extractor fan, wood effect flooring and obscure uPVC double glazed window to the side. A door then opens to the downstairs W.C.



DOWNSTAIRS W.C.

With close coupled W.C. and basin sat within vanity unit with chrome mixer tap over. There is ceiling light, extractor fan, part tiling to the walls, wood effect flooring and central heating radiator.

DINING ROOM

From the kitchen, an archway leads through to the dining room. Forming part of the extension to the home, this has ample room for dining table and chairs and is also a versatile further reception space. With twin French doors leading to the rear garden and further natural light gained via uPVC double glazed window. There is ceiling light, central heating radiator and wood effect flooring.

LIVING ROOM

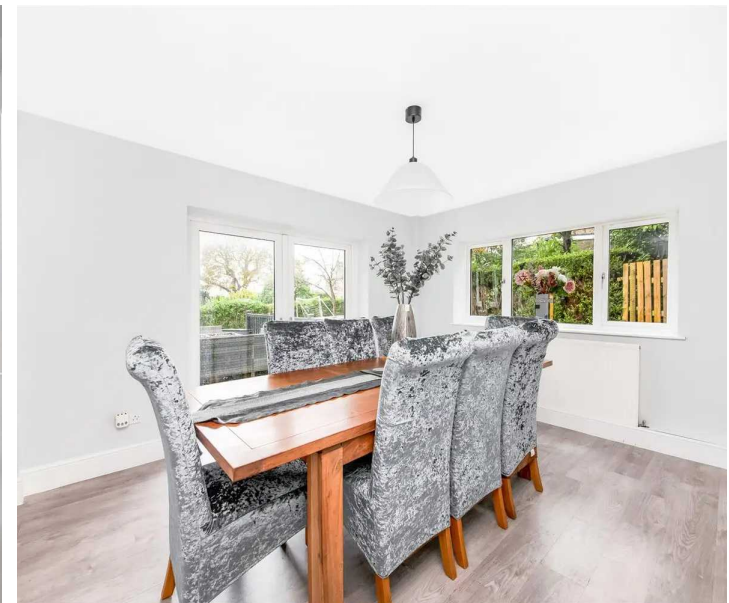
Accessed from the entrance hallway, this superbly proportioned principal reception space enjoys a high degree of natural light via three elevations, in the form of uPVC double glazed windows to the front and side with twin French doors to the rear giving access to the rear patio. Light is further enhanced by ceiling spotlights, coving to the ceiling, two central heating radiators and coal effect gas fire with surround.

FIRST FLOOR LANDING

From the entrance hallway, the staircase rises to the first floor landing. A generous landing with spindle balustrade, two ceiling lights, two central heating radiators and access to the loft via two hatches, with one having a drop down ladder. Here we gain entrance to the following rooms.

BEDROOM ONE

An excellently proportioned master suite, with built in wardrobes and fitted furniture. There are inset ceiling spotlights, central heating radiator and uPVC double glazed window, enjoying views.





EN-SUITE BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and P shaped shower bath with chrome mixer tap and shower attachment and glazed shower screen. There are inset ceiling spotlights, full tiling to the walls and floor, chrome towel rail/radiator, extractor fan and obscure uPVC double glazed window to the side.

BEDROOM TWO

A further double bedroom, with ceiling light, central heating radiator and uPVC double glazed window to the front.

BEDROOM THREE

A rear facing double bedroom, with ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM FOUR

A further double bedroom, enjoying views towards Hunshelf Bank via uPVC double glazed windows to the front and side. There is ceiling light with fan, inset ceiling spotlights and central heating radiator.

BEDROOM FIVE

A further double bedroom, currently used as a games room, showing the versatility of the space. There are two ceiling lights, central heating radiator and uPVC double glazed windows to the front and both sides.





SHOWER ROOM

A modern shower room, with a three piece sanitary ware in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and a walk in shower with mains fed chrome mixer shower within and glazed shower screen. There are inset ceiling spotlights, full tiling to the walls and floor, chrome towel rail/radiator, extractor fan and obscure uPVC double glazed window to the rear. If so desired, the shower could be replaced with a bath.

OUTSIDE

To the front of the home is a block paved driveway, providing off street parking for numerous vehicles, with dwarf brick walls and flower beds containing various plants and shrubs. The pathway leads to the integral garage, with a remote control operated roller shutter door and the garage can also be access via a personal door from the entrance hallway. The property enjoys a corner plot position, with a gate opening to the side of the property which leads to an L shaped rear garden. With lawned area, artificial grass space, composite decked seating area and further flagged patio BBQ area. The rear garden is enclosed with perimeter hedging and fencing and has direct access from the living and dining room.

ADDITIONAL INFORMATION

We are informed by the vendor that the bedroom furniture in BEDROOM 1 will not be included in the sale, the ceiling lights in BEDROOM 2 & 3 will not be included in the sale and the vanity unit in the shower room and cabinet in the en-suite will not be included in the sale.



ADDITIONAL INFORMATION

The EPC Rating is D-67, the Council Tax Band is C and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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