



Carr Road Walkley Sheffield S6 2WZ
Price £675,000

Carr Road

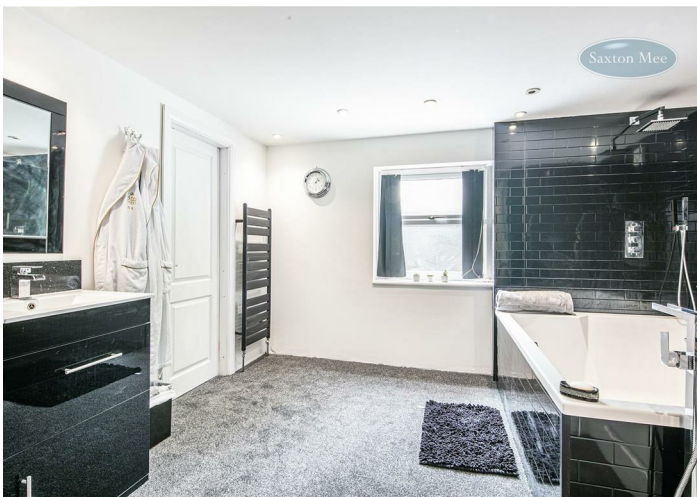
Sheffield S6 2WZ

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****FREEHOLD **ANNEXE FOR DEPENDENT RELATIVE**** An internal inspection is imperative to appreciate this truly ONE OF A KIND, FIVE bedroom, THREE bathroom, family home located on the sought after Carr Road, Walkley, boasting over 3200 sq ft of living space. Offering the epitome of versatile, modern family living, this property is presented to the very highest standard throughout and benefits from uPVC double glazing, gas central heating and a Sonos sound system throughout. The accommodation comprises: Entrance into the open plan hub of the home, a spacious kitchen/living/dining space having a range of stylish fitted units, three integrated AEG ovens, integrated fridge and freezer, central island with induction hob and sink with instant boiling tap. Fully functional cinema room with own WC off and storage room. Formal dining room and separate utility room with space for a washing machine, tumble dryer and a range of fitted units. Downstairs double bedroom three. To the left of the property is the self contained annexe area, ideal for a dependent relative or teenager having it's own bedroom, lounge/sun room, kitchen and shower room. Large cellar ideal for storage, accessed via the lounge. A staircase rises to the first floor: Master suite with large en-suite bathroom and separate dressing room. Bedrooms two and five are also generously proportioned and have front facing uPVC windows. Family shower room and WC. Outbuildings include a bar/summer house and large detached garage benefiting from power and light.

- SELF CONTAINED ANNEXE
- FREEHOLD
- DETACHED GARAGE AND OFF ROAD PARKING
- SECURE GATED ENTRANCE
- CINEMA ROOM
- PERFECT FAMILY HOME
- SOUGHT AFTER LOCATION





OUTSIDE

The property is accessed via a private driveway with electric gates and secure video intercom entry system. Substantial off road parking for 6-8 vehicles. Large double garage having power, light and electric doors. Separate summerhouse, currently used as a fully functional home bar, perfect for hosting summer garden parties. Substantial gardens which are SOUTH FACING and have a mix of Indian stone patios and an artificial lawn, ideal for those looking for a low maintenance garden, perfect for entertaining. To the rear is a courtyard area.

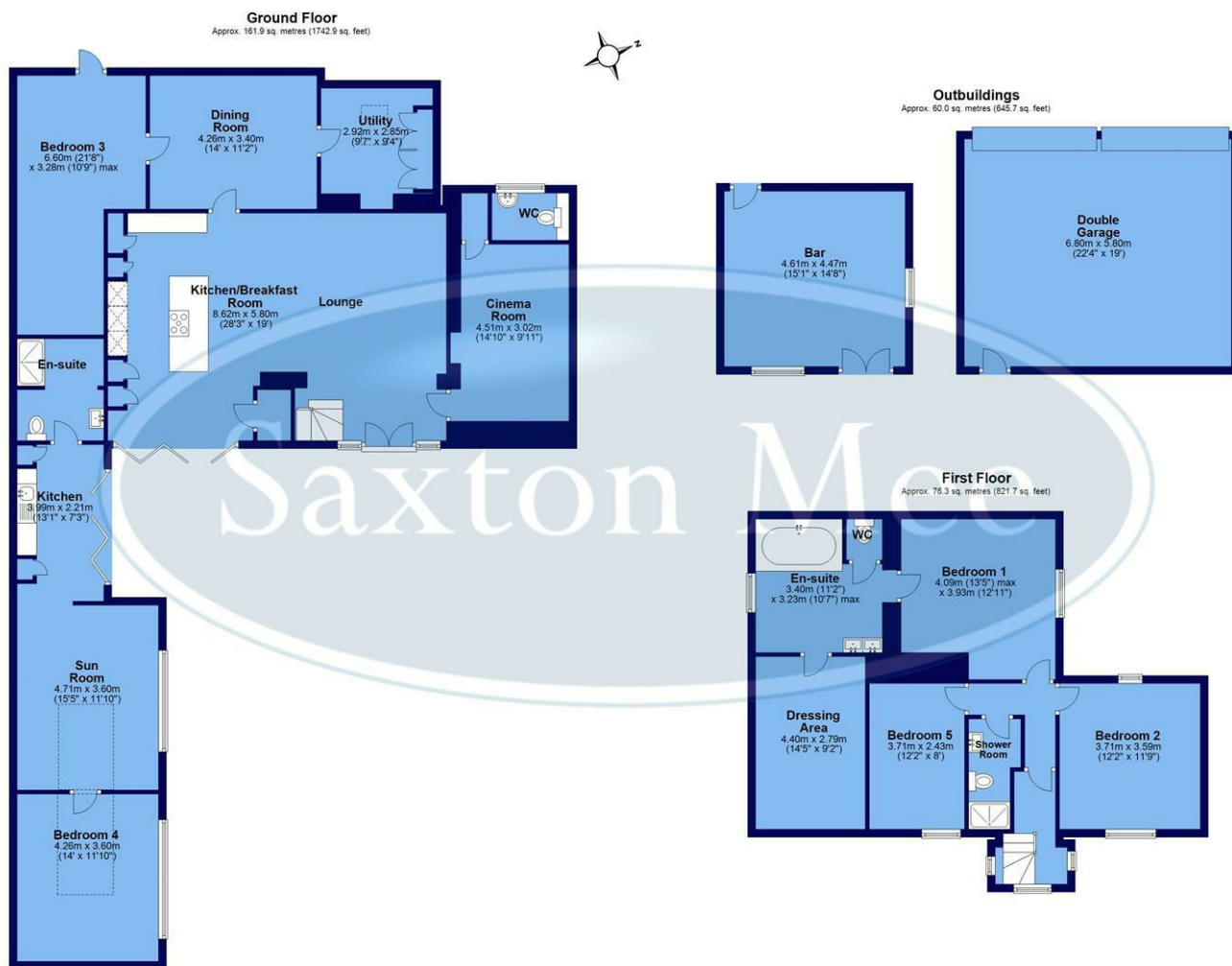
LOCATION

Carr Road is an extremely sought after, tree lined street located in the popular residential area of Walkley with excellent local amenities close by and easy access to universities and city centre. Regular public transport. Excellent local schools.

VALUER

Lewis Hughes MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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