Saxton Mee







Charcoal Way Deepcar Sheffield S36 2BW
Price £375,000

St Luke's Sheffield's Hospice

Charcoal Way

Sheffield S36 2BW

Price £375,000



** FREEHOLD ** Welcome to Wharncliffe Park, ideally positioned on the edge of the Peak District, this beautifully presented four-bedroom detached home offers spacious and versatile accommodation, complemented by an attractive landscaped rear garden.

The property benefits from a private driveway providing off-road parking for two vehicles, a detached garage, uPVC double glazing and gas central heating throughout.

Upon entering, the ground floor offers a spacious and inviting lounge alongside an impressive open-plan kitchen and dining area, creating an ideal setting for both everyday family living and entertaining. French doors open directly onto the landscaped rear garden, seamlessly connecting the indoor and outdoor spaces. A practical utility area and convenient downstairs cloakroom complete the ground-floor accommodation.

To the first floor are four generously proportioned bedrooms and a stylish contemporary family bathroom. The principal bedroom further benefits from fitted wardrobes and a private en-suite shower room.

Combining generous living space, modern interiors and an enviable position close to the Peak District, this superb family home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

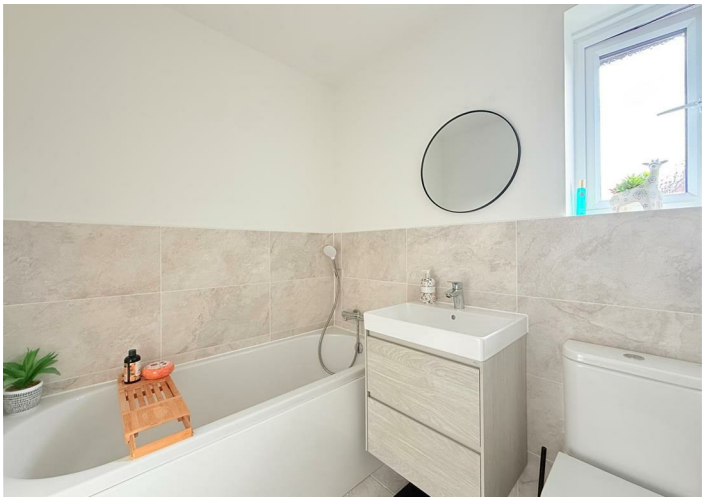


- FOUR-BEDROOM DETACHED FAMILY HOME
- SOUGHT-AFTER WHARNCLIFFE PARK DEVELOPMENT
- EDGE OF THE PEAK DISTRICT LOCATION
- SPACIOUS AND INVITING LOUNGE
- IMPRESSIVE OPEN-PLAN KITCHEN/DINER
- FRENCH DOORS OPENING ONTO THE REAR GARDEN
- LANDSCAPED REAR GARDEN
- PRINCIPAL BEDROOM WITH EN-SUITE
- DRIVEWAY PARKING FOR TWO VEHICLES
- DETACHED GARAGE










LOCATION
Welcome to Wharncliffe Park, a private collection of new homes nestled on the edge of the Peak District. This community combines rural charm with modern convenience, creating an ideal lifestyle for families, couples, and outdoor enthusiasts. Located in Deepcar, a picturesque rural part of Sheffield, Wharncliffe Park brings nature to your doorstep. The River Don flows right through the development, adding a tranquil, scenic element to daily life. With easy access to hiking trails, nature reserves like Wharncliffe Wood and Bitholmes Wood, and reservoirs perfect for fishing, Wharncliffe Park is a nature lover's dream. Wharncliffe Park also offers easy commuting options, with convenient road networks and nearby train links connecting you to Sheffield and beyond. Plus, with well-regarded primary and secondary schools close by, family life here is as practical as it is picturesque. Whether you're an avid hiker, a fishing enthusiast, or simply seeking a welcoming, green community, Wharncliffe Park offers the perfect place to call home, with the best of Sheffield and the Peak District just beyond your doorstep.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band D.

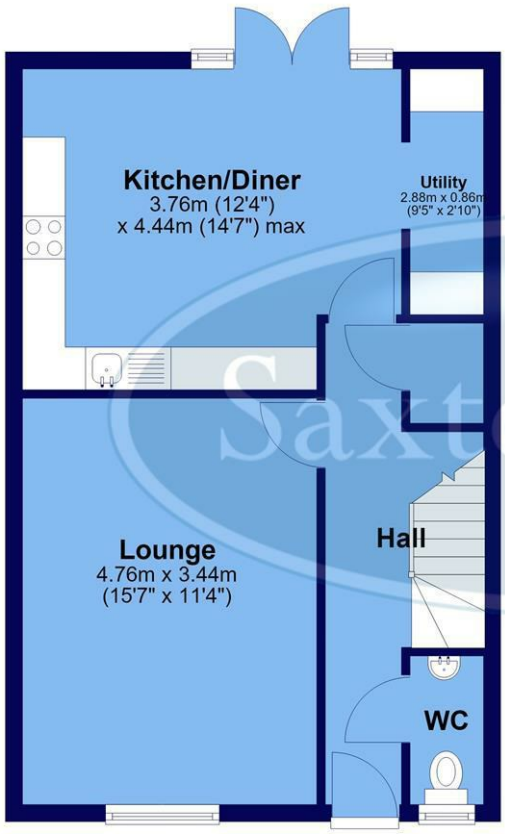
VALUER
Greg Ashmore MNAEA

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.

Saxton Mee

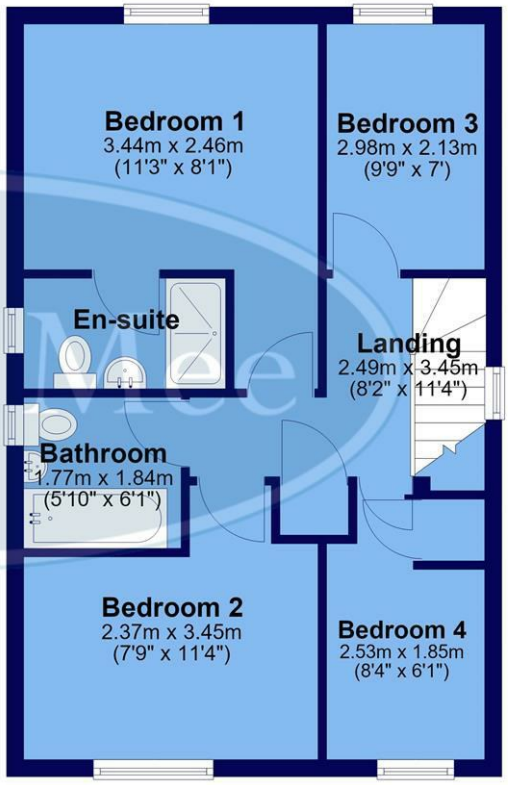
Ground Floor

Approx. 46.5 sq. metres (500.2 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.2 sq. feet)

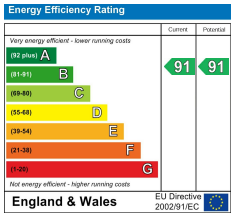


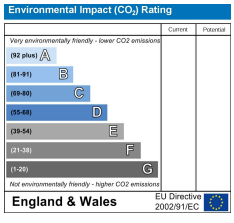
Total area: approx. 92.9 sq. metres (1000.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

www.saxtonmee.co.uk





OnTheMarket.com

St Luke's Sheffield's Hospice