



## 62 Carr Road

Deepcar, Sheffield, S36 2NR

**Guide price £175,000**



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GUIDE PRICE £175,000-£185,000

Nestled on Carr Road in the charming village of Deepcar, Sheffield, this delightful mid-terrace house, built in 1888, offers a perfect blend of character and modern living. With two well-proportioned bedrooms and a comfortable reception room, this property is ideal for small families or professionals seeking a cosy home.

The ground floor boasts extra space, presenting an excellent opportunity for personalisation and potential expansion, whether you envision a home office, playroom, or additional living area. The inviting reception room features a stunning fireplace with a log burner, creating a warm and welcoming atmosphere, perfect for those chilly evenings.

Situated on a slip road, the property enjoys a peaceful setting away from the hustle and bustle of the main road, ensuring a tranquil living environment. For those who enjoy socialising, the local pubs and the Fox Valley complex are within walking distance, offering a variety of dining and shopping options.

Additionally, this home is ideally located for motorway commuters, providing easy access to major transport links. For nature enthusiasts, the nearby countryside walks offer a splendid opportunity to explore the beautiful surroundings and enjoy the great outdoors.

This property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the convenience of modern amenities. Don't miss the chance to make this charming house your new home.

### Hallway and Lounge

Stepping into the hallway, you are welcomed by a practical and tidy space featuring a stone floor and exposed stonework around the door, ideal for coats and shoes storage. Leading from here, the lounge offers a cosy retreat with a striking exposed brick fireplace and wood-burning stove as the room's focal point. Natural light streams through a window fitted with classic diamond-patterned leaded glass, complementing the soft blue walls and providing a calm atmosphere to relax in.

### Dining Kitchen

13'1" x 12'7" (3.99m x 3.83m)

The dining kitchen is a bright, spacious room with ample modern cabinetry in a creamy finish and sleek black work surfaces. A tiled splashback surrounds the hob and stainless steel extractor, enhancing the clean, fresh look. There is plenty of space for a dining table, creating a perfect spot for family meals or entertaining guests. The room benefits from two well-placed windows that allow lots of natural light to fill the space.

### Rear Garden

The rear garden is a tiered outdoor space, fully enclosed and offering a mix of decking, lawn, and planted areas. The upper deck provides an ideal area for outdoor furniture and BBQs, with views over the garden and beyond to mature trees. Below, a grassed section and further planted beds add greenery and a natural feel, while a shed provides useful storage. The garden enjoys privacy and a peaceful ambience, making it an inviting place to unwind.

### Occasional Room

11'1" x 10'11" (3.38m x 3.33m)

The occasional room on the ground floor is a versatile space measuring just over 3.3 by 3.3 metres, offering plenty of potential to be used as a home office, or hobby room. Its position adjacent to the utility area and WC adds to its practicality and convenience for everyday living.

### Utility

4'10" x 6'1" (1.46m x 1.85m)

The utility room is a compact and useful space measuring approximately 1.46 by 1.85 metres. It includes plumbing and space for appliances, accessible from the ground floor hallway, and leads out to the garden, ideal for managing laundry and storage away from the main living spaces.

### Bedroom 1

11'9" x 12'10" (3.59m x 3.90m)

The principal bedroom on the second floor is a generously sized room measuring nearly 3.6 by 3.9 metres. It benefits from fitted wardrobes providing ample storage and a window with diamond-patterned leaded glass allowing natural light to flood in while maintaining privacy. The neutral décor and soft carpeting create a restful environment.

### Bedroom 2

13'0" x 6'11" (3.97m x 2.11m)

The second bedroom on the top floor is a narrower room measuring approximately 3.97 by 2.11 metres. It features built-in storage cupboards and a window with diamond-patterned leaded glass, offering flexibility as a bedroom, nursery, or study, with a calm and practical layout.

### Bathroom

The bathroom on the second floor is fresh and modern, fitted with a white suite including a bath with shower over, pedestal basin, and WC. Large neutral tiles cover the walls and floor, creating a bright and clean look, complemented by a window that provides natural light and ventilation.

### Lower Ground Floor Room

On the lower ground floor, a versatile room is currently arranged as a bar and gym area, complete with a smart wooden bar counter and space for seating. Recessed lighting and light wood flooring create a welcoming ambience, and there is a useful cloakroom/WC adjacent. This space offers flexible use for entertainment or fitness needs.



## Road Map



## Hybrid Map



## Terrain Map



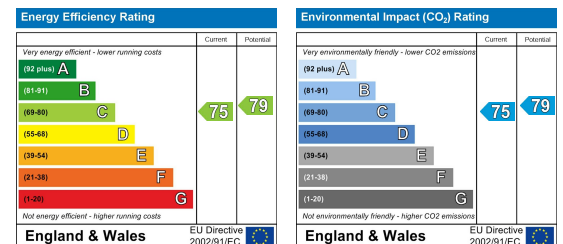
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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