







89 Carr Road

Walkley • Sheffield • S6 2WY

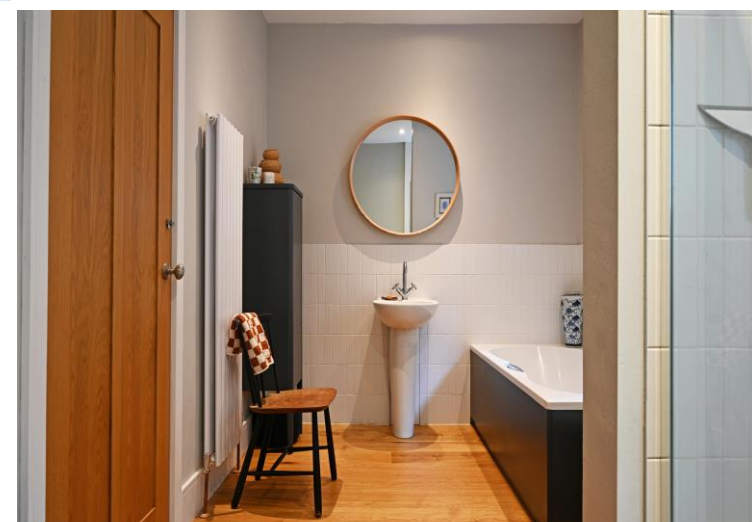
Asking Price £650,000

This stunning, deceptively spacious stone-fronted property is ideally located on Carr Road in the heart of Walkley. This contemporary designed home offers versatile and flexible living space, whilst appealing to a wide range of buyers, including families and professionals alike. Designed with simplicity and elegance in mind, the home is arranged over three generous levels, is spacious and filled with light, space, and benefits from a large south-facing and private garden. A secure gate from the street leads to a side entrance, opening into a bright and airy hallway with a front-facing window that floods the space with natural light. There is a convenient ground floor WC and a useful utility cupboard housing the boiler. The heart of the home is the impressive dual-aspect open-plan living space. Thoughtfully designed with internal windows and glazed doors, it creates a wonderful sense of openness while allowing light to flow throughout. From every angle, there are views of the beautifully landscaped, south-facing garden, providing a private and tranquil backdrop. The sitting area opens directly onto the terrace, seamlessly connecting indoor and outdoor living. This flows into a dining area and a sleek, contemporary fitted kitchen with solid wooden worktops. Character features include exposed stone walls, Velux roof lights, and generous glazing, all enhancing the sense of space and style. An internal glazed door leads to a more intimate lounge within the cedar shingle-clad rear extension, complete with a living roof and a cosy log burner, perfect for quieter evenings while maintaining a visual connection to the main living space and garden. Throughout the ground floor, the property benefits from engineered timber flooring and a neutral, contemporary décor. Steps lead down to a partially converted basement, used as a utility room with sinks, and a workshop offering excellent storage and potential for further development. The first floor continues the modern aesthetic with glass balustrades, engineered timber flooring, and a light, airy feel. To the rear is a spacious double bedroom with grey carpeting, two windows, and full-length sliding wardrobes, overlooking the living roof and landscaped garden beyond. To the front is a further double bedroom with stripped floorboards and a stylish ensuite shower room finished in contemporary grey tones. A generously sized family bathroom completes this level, featuring a three-piece white suite and a walk-in rainfall shower. On the second floor, a striking full-width window on the landing frames views of the city skyline and provides access to the eaves storage. This floor hosts two further double bedrooms, currently used as office and study spaces, both enjoying dual aspects, Velux windows, neutral décor, and grey carpeting—ideal for flexible modern living. Externally, the south-facing rear garden is a true highlight. Designed by a landscape architect, it features a beautiful prairie-style planting scheme with mixed grasses and seasonal flowers, providing year-round interest. The garden is thoughtfully arranged into distinct zones, including a patio terrace adjoining the house, a central planted seating area, and a practical section beyond a dry stone wall with additional storage and a greenhouse. At the far end sits an impressive oak-clad potting shed, fully insulated and offering excellent potential as a home office, studio, workshop, or gym, all overlooking the garden. Additional covered storage is also provided. Carr Lane is a charming and historic setting, just moments from the excellent amenities of Walkley. The area is well known for its characterful architecture and strong community feel, while offering superb access to the city centre, universities, and public transport links. The Peak District is also within easy reach, making this a rare opportunity to enjoy both convenience and tranquillity in a truly desirable location.





- Stunning Semi Detached Property
- Functional and Thoughtfully Designed Property
- Located in Heart of Walkley
- Light & Airy Accommodation
- Flexible Open Plan Design
- Simple Contemporary Style
- Superb Garden Studio
- Landscaped South Facing Rear Garden
- Freehold
- Council Tax Band C, EPC Rating TBC





89 CARR ROAD

APPROXIMATE GROSS INTERNAL AREA = 174.8 SQ M / 1882 SQ FT

CELLAR = 30.6 SQ M / 329 SQ FT

GARDEN STUDIO = 16.6 SQ M / 179 SQ FT

TOTAL = 222.0 SQ M / 2390 SQ FT



Illustration for identification purposes only,
measurements are approximate, not to scale.



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