



Hillcrest Road, Deepcar, S36 2QL

£240,000

3 1 2



Why You'll Love It

From the moment you arrive, it is clear that this is a home that has been carefully improved and lovingly maintained. The attractive frontage, off-road parking and generous plot immediately create a welcoming first impression, while the extended accommodation offers a layout perfectly suited to modern lifestyles.

Stepping inside, an entrance area leads directly into the living room, a comfortable and inviting space that provides the perfect place to relax and unwind. Bright and well-proportioned, the room creates a cosy setting for family evenings while still feeling connected to the wider accommodation beyond.

The true heart of the home lies to the rear, where the property has been extended to create a stunning open-plan kitchen, dining and garden room arrangement. Designed with entertaining and family life in mind, this exceptional space effortlessly combines cooking, dining and relaxation into one seamless environment.

The kitchen offers excellent storage and preparation space while remaining sociable and connected to the rest of the room. Whether preparing everyday meals or hosting family celebrations, you'll never feel removed from the conversation. The dining area provides ample space for gatherings of all sizes, creating a versatile environment that can easily adapt to changing needs.

Flowing beautifully from the dining area is the garden room, which further enhances the sense of space and light. This impressive addition creates a wonderful second reception area where family and friends can come together throughout the year. Large patio doors open directly onto the garden, blurring the line between inside and out while allowing natural light to flood the entire rear of the property.

The result is a truly impressive social space that forms the centrepiece of the home and perfectly reflects the way modern families want to live.

The first floor continues the theme of generous accommodation. There are three well-proportioned bedrooms, each offering excellent





TOTAL: 82 m²
Ground floor: 46 m², 1st floor: 36 m²
EXCLUDED AREAS: WALLS: 7 m²

FLOOR PLAN CREATED BY MORFITT SMITH MEASUREMENTS GIVEN WOULD BE RELIABLE BUT NOT GUARANTEED

- Extended Home
- Popular Location
- Private Rear Garden
- Great For Commuting
- Open Kitchen/Dining Space
- Three Good Sized Bedrooms
- Off Road Parking
- Close To Fox Valley
- Well Presented Throughout
- Great For First Time Buyers



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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