

EADON
LOCKWOOD
& RIDDLE
ESTD 1840



2, Carr Bank Drive, Sheffield, S11 7FD

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Description

Picture the Scene - arriving back in to the warmth of the welcoming Hallway, featuring a bespoke Cast Iron Radiator that came from the Bassett's Factory, after spending the day tending to the fruit and vegetable patches in the private garden, whilst passing the time observing the wildlife making the grounds their home, you make your way to the Bespoke Oak Kitchen to pop the kettle on.

Take a well deserved rest in the living room, where you can observe your efforts through the large Bay Window overlooking the garden whilst you warm up in front of the Coal Fire, completed with the original Art Deco fire surround and mantle.

As you ponder over what sort of bird you saw earlier enjoying the surroundings of your home, you can make use of the Study to research and take the opportunity to understand more about the species.

Time for lunch! The kitchen offers the perfect opportunity for you to create dishes, the tried and tested as well as the new! Enjoying a family meal around the dining table has never been easier, with the serving hatch not only giving you the opportunity to see everyone, but also pass those exquisite dishes through, whilst being able to be part of the conversation! The Dining Room, like the Living Room provides the warmth from the Art Deco fireplace and views framed by the Bay Window, mirroring the Living Room.

Bedtime is calling, and with four generously proportioned double bedrooms, space is certainly on offer here!

The family bathroom offers everything you could need; this coupled with the downstairs shower room offers you and your guests plenty of space and privacy where it is needed.



- Exceptional detached family home with extensive grounds
- Spacious family living offering four double bedrooms
- Potential to extend - subject to planning regulations
- Extensive mature gardens with views towards Greystones

- Set in over half an acre with private access
- Charming balcony to the front of the home
- Three reception rooms and kitchen with utility room

- Ample off-road parking with detached garages
- Original and period features throughout
- Family bathroom and ground floor shower room



Entrance Hallway

Access via the Front Door to the Entrance Hallway. An exceptional feature of this area is the cast iron radiator installed, originating from the Bassett's factory! Providing access to the Living Room, WC/Shower Room, Kitchen and Dining Room

Living Room

An impressive living area with a large bay window, providing stunning views of the garden and over the valley towards Greystones. Featuring the original coal fireplace in a fantastic Art Deco design. With access through to the Study, that can be shut off to provide a cosy living space or a versatile living and working space.

WC/Shower Room

Featuring a white suite comprising of close coupled toilet, wash basin, and shower cubicle with a mains powered shower.

Kitchen

Kitchen finished in oak, with integrated gas hob, extractor and dishwasher. Access to the Utility Room. Large serving hatch finished in glass, maximising the light from the dining room.

Utility Room

Room for washing machine/tumble dryer. Access to the rear of the property.

Dining Room

Dining room area featuring a large bay window, providing stunning views of the garden and over the valley towards Greystones. Featuring the original Art Deco fire surround with a gas fire installed. Large serving hatch through to the kitchen, finished in glass.

Upstairs Landing

Featuring stained glass windows, with access to all bedrooms and the family bathroom. Loft hatch access with in built aluminium loft ladder.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

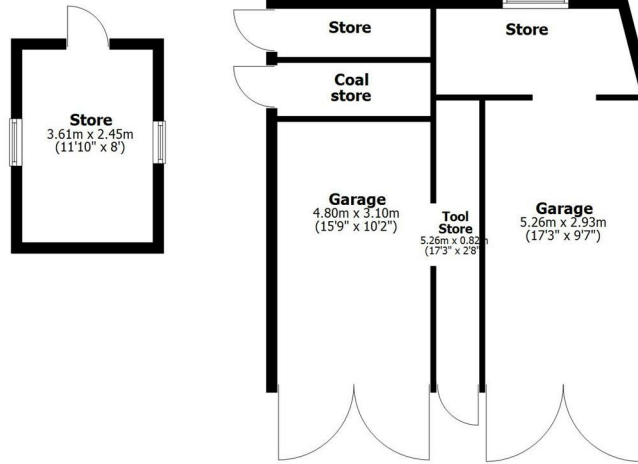






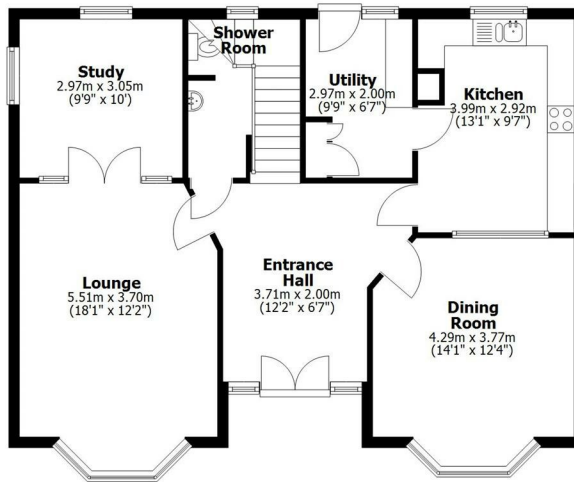
Outbuilding

Approx. 57.1 sq. metres (614.7 sq. feet)



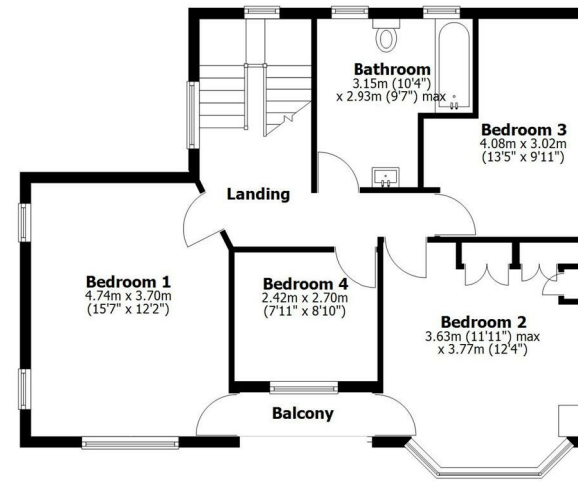
Ground Floor

Approx. 78.7 sq. metres (847.1 sq. feet)



First Floor

Approx. 68.9 sq. metres (741.2 sq. feet)



Total area: approx. 204.7 sq. metres (2203.0 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

2 Carr Bank Drive

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.