



**Emmett Carr Lane, Renishaw**  
Sheffield

**£110,000**

**Property Type:** Semi Detached House

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

**Council Tax Band:** A

A well presented and deceptively spacious two bedroom semi-detached home, occupying a pleasant position in the sought-after village of Renishaw. This attractive property offers a wonderful balance of modern living and practical space, making it an ideal purchase for first-time buyers, small families or those looking to downsize. With bright and airy accommodation throughout, a generous rear garden and the added benefit of a versatile garden room, this home is ready to move straight into while still offering scope for personalisation.

Property ref RB0377

- Two Bedroom Semi-Detached
- Bright and spacious living room with French doors to the garden
- Modern fitted kitchen with integrated oven and gas hob
- Two good sized bedrooms with built-in storage and dual aspect windows
- Family bathroom with shower over bath
- Generous rear garden with lawn and gravel seating area
- Versatile garden room ideal for home office or workshop
- Driveway
- Early viewing is highly recommended
- Property ref RB0377



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The property is entered via a welcoming entrance hall with stairs rising to the first floor. To the front aspect is a modern, well-appointed kitchen, fitted with an integrated oven and gas hob, along with space for a washing machine. To the rear, a generously proportioned living room provides a comfortable and inviting space, flooded with natural light and featuring French doors opening directly onto the garden.

To the first floor are two well-sized bedrooms, both benefiting from built-in storage and dual aspect windows, creating light and airy rooms. The family bathroom is fitted with a white suite comprising a WC, wash hand basin and a bath with shower over.

Externally, the property enjoys a large rear garden, featuring a gravelled seating area and a substantial lawn, ideal for outdoor entertaining or family use. A particular highlight is the garden room, offering excellent flexibility as a home office, workshop or hobby space, alongside a useful additional store. To the front, there is a good sized gravel driveway providing off-road parking.

Located in the village of Renishaw, this home offers a blend of peaceful living with convenient access to local amenities. Renishaw boasts a friendly community atmosphere, with local shops and community facilities close by. The property is well-situated for transport links, with easy access to major road networks and public transport routes, connecting you to surrounding towns and cities.

In summary, this is a fantastic opportunity to acquire a well maintained and thoughtfully laid out home in a desirable village setting. Offering bright, spacious accommodation, a generous garden and the added versatility of a garden room, the property is perfectly suited to a range of buyers. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

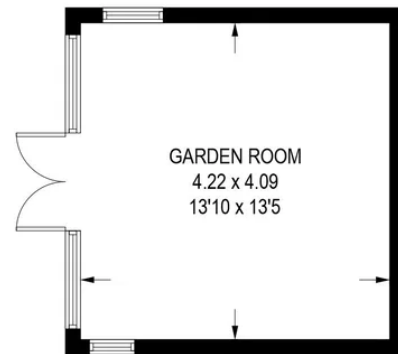


## 22 EMMETT CARR LANE

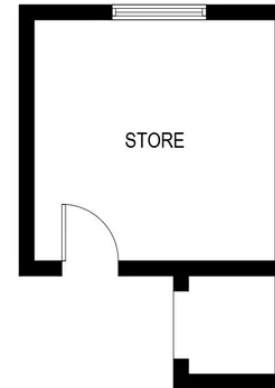
APPROXIMATE GROSS INTERNAL AREA = 63.9 SQ M / 687 SQ FT (EXCLUDING STORE)

GARDEN ROOM = 17.2 SQ M / 185 SQ FT

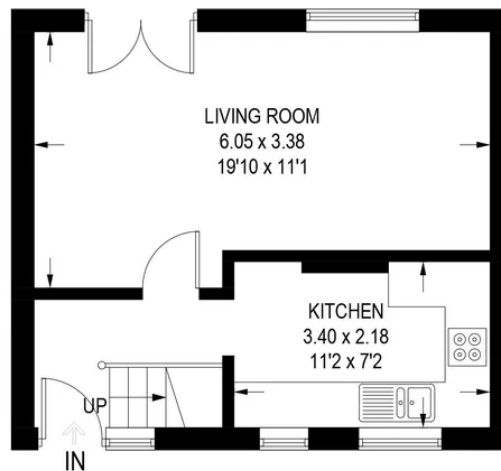
TOTAL = 81.1 SQ M / 872 SQ FT



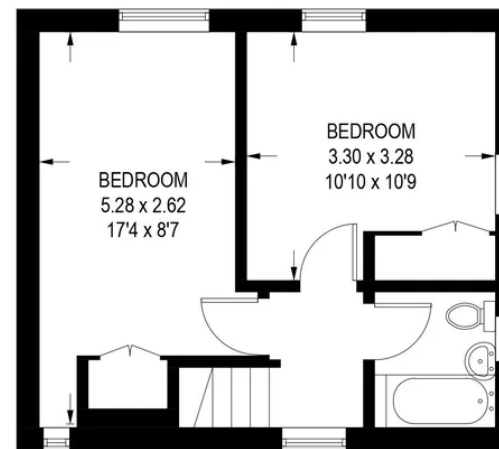
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LOCATION / ORIENTATION)



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LOCATION / ORIENTATION)



**GROUND FLOOR**  
32.1 SQ M / 345 SQ FT



**FIRST FLOOR**  
31.8 SQ M / 342 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1291898)