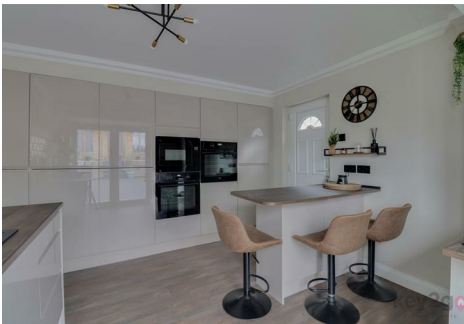




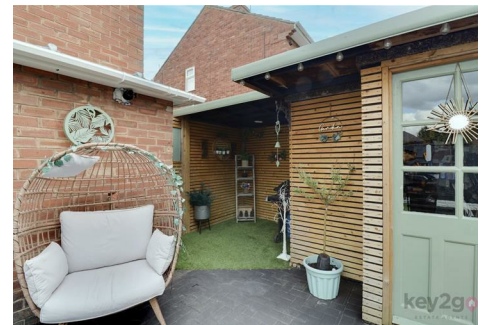
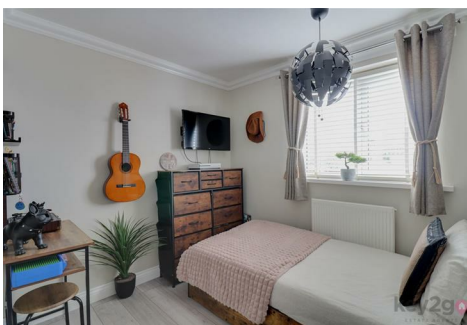
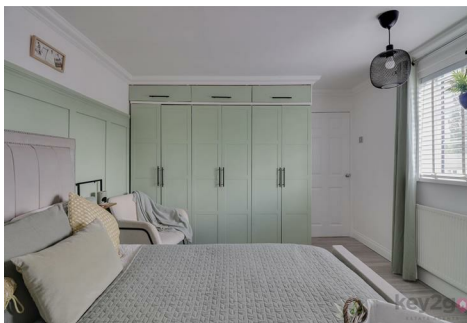
## Marketing Preview



**36 Emmett Carr Lane, Renishaw, Sheffield, S21 3UL**

**£210,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



## SUMMARY

A viewing is essential to fully appreciate this stunning, modern throughout three-bedroom semi-detached home, beautifully presented throughout and ready to move into. The property features a stylish kitchen and contemporary bathroom, along with off-road parking and an enclosed rear garden. Ideally located close to local amenities and offering road links to Sheffield and Chesterfield, making it perfect for first-time buyers or families alike!

Entrance into the hallway, which benefits from an understairs storage cupboard and a door leading to the lounge. The lounge is generously sized and bright, featuring a window to the front and a door to the inner hall. The inner hall provides access to the stairs rising to the first floor, along with doors to the kitchen and bathroom. The kitchen is fitted with ample high-gloss wall and base units, integrated double oven, microwave, and fridge/freezer, as well as a built-in breakfast bar. There are double doors opening to the rear and an additional door to the side. The bathroom is modern and fitted with a bath, WC, and wash basin.

Stairs rise to the first floor landing, with doors leading to all three bedrooms. Bedroom one is a spacious double room with windows to both the front and side, along with fitted wardrobes. Bedroom two is a further double bedroom with a window to the rear. Bedroom three is a single bedroom, benefitting from an over-stairs storage cupboard and a window to the rear.

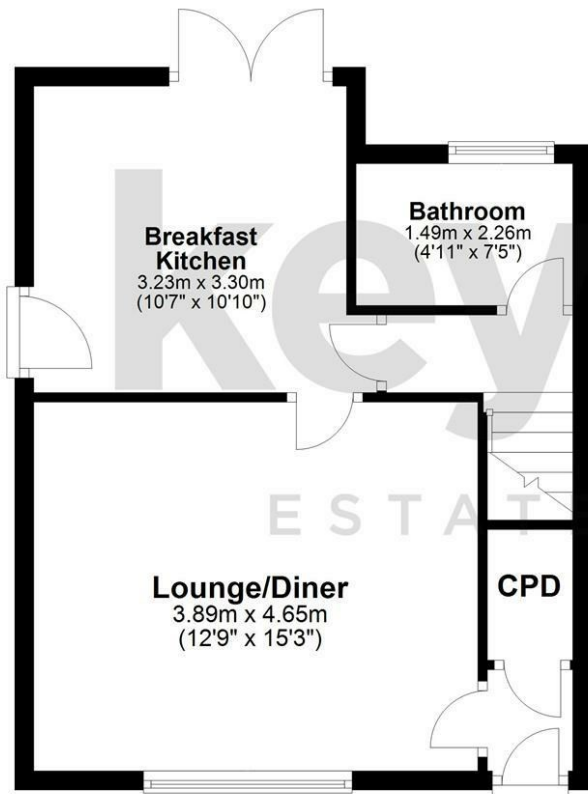
To the front of the property is a driveway providing access to the rear, along with an artificial lawned area. The rear garden is generously sized, enclosed, and designed for low maintenance, featuring a patio, two artificial lawn areas, and a panelled outhouse, all enclosed by fencing. Steps lead up to a decked area with a summer house.

## PROPERTY DETAILS

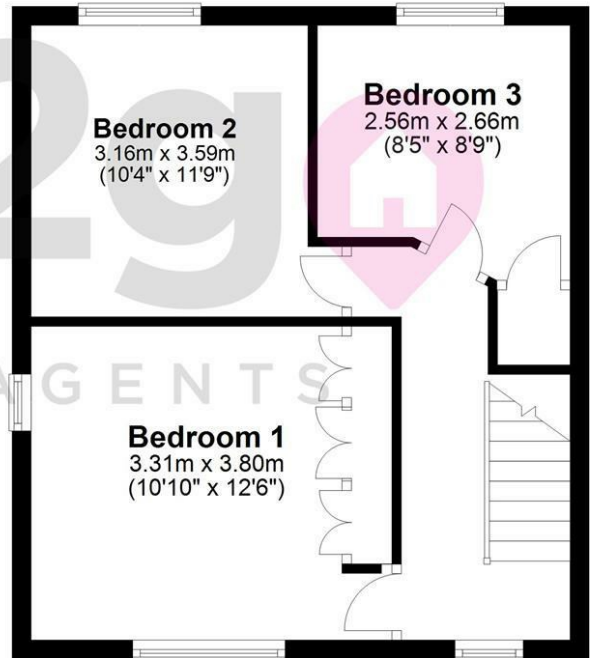
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



Total area: approx. 76.8 sq. metres (827.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

