



Sharrow Lane, Sheffield, S11 8AP

Offers Over £525,000

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Why You'll Love It

Step inside this warm and welcoming property and you're greeted by the distinctive charm of its original entrance hallway panelling, setting the tone for the rest of the home. The hallway is both practical and stylish, offering a convenient downstairs W.C. that adds extra functionality for busy family life.

To your right, the living room is the perfect space to relax, centred around a log-burning stove framed by a bay window that fills the room with natural light. This is a room for all seasons: cosy and inviting in winter, bright and open in summer.

At the rear, the property reveals its true heart: a generously extended open-plan kitchen and dining area. With skylights flooding the space with light, this is a social hub designed for modern living. The rear extension also benefits from triple glazing and underfloor heating. The kitchen comes with a range of integrated appliances, making it a functional yet stylish space, ideal for everything from family breakfasts to entertaining friends. The adjoining utility room offers excellent storage and space for laundry, keeping the main living areas uncluttered.

Beyond the kitchen, the property offers something truly unique: a converted garage with mezzanine storage and a flexible ground-level workspace. A skylight brightens the area, making it ideal as a workshop, home office, or creative studio. The original garage doors remain, giving you the added practicality of access while maintaining the flexibility of conversion.

Upstairs, you will find two spacious double bedrooms and a generously sized single bedroom, all tastefully presented. A well-designed family shower room completes the first floor, blending practicality with style.

The potential of this property doesn't stop here: the attic is already boarded and fitted with skylights, offering the possibility of creating a fourth bedroom or additional living space, subject to planning permissions. This makes Sharrow Lane a home that can grow with your family.



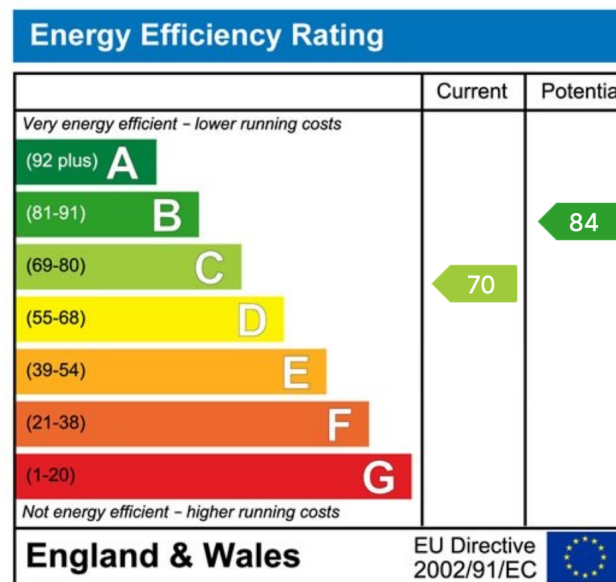
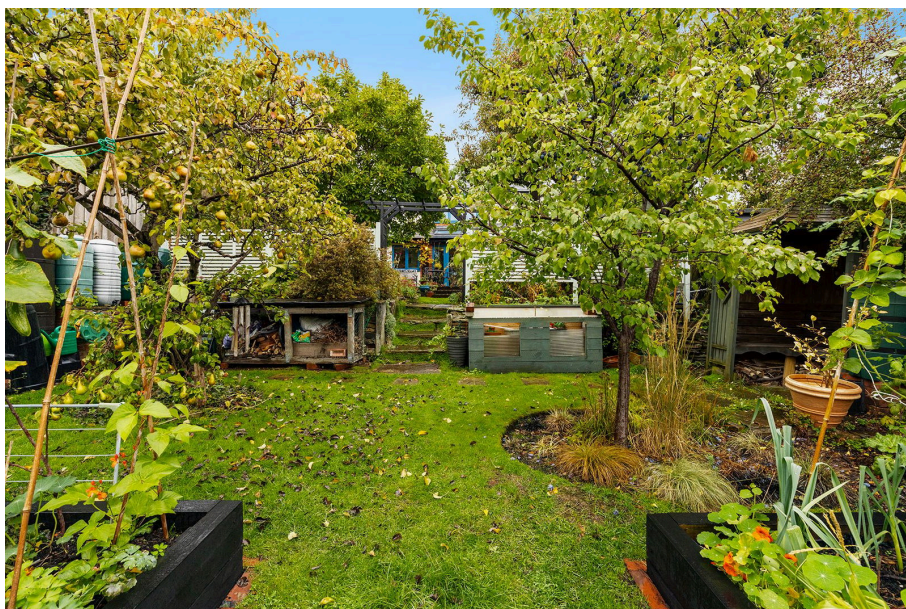


TOTAL: 153 m²
 GROUND FLOOR: 86 m², FIRST FLOOR: 51 m², SECOND FLOOR: 16 m²
 EXCLUDED AREAS: OPEN TO BELOW: 4 m², LOW CEILING: 1 m², FIREPLACE: 1 m², WALLS: 12 m²

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Detached Family Home
- Beautiful South Facing Garden
- Charm and Character Throughout
- Extended To The Rear
- Open Plan Living Space
- Three Good Sized Bedrooms
- Popular Sheffield Location
- Great Transport Links To Access The City
- Surrounded By Green Space
- Great School Catchment



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