



87 Knowle Lane, Ecclesall, Sheffield, S11 9SN

Saxton Mee

87 Knowle Lane Ecclesall

Guide Price

£550,000

Guide Price £550,000 to £575,000

Nestled in the ever-popular Ecclesall area, this four-bedroom, three-bathroom home offers a rare chance to buy in one of Sheffield's most desirable locations. Perfectly positioned on Knowle Lane, it provides easy access to Ecclesall Road with its lively mix of shops, cafés, bars, and restaurants, along with highly regarded schools, excellent transport links, and beautiful green spaces including Ecclesall Woods, Endcliffe Park, and Bingham Park—all while only a short drive from the breathtaking Peak District National Park.

Inside, the property impresses with its generous proportions, stylish finishes, and thoughtful layout. The bay-fronted lounge, complete with a log burner, is a warm and inviting space for cosy evenings, while the stunning kitchen/dining room is the true heart of the home. Featuring bespoke cabinetry, terrazzo worktops, and large picture windows that perfectly frame the rear views, this room is ideal for both everyday family life and entertaining. A downstairs WC adds convenience, and the cellar provides valuable storage space.

On the first floor are two spacious double bedrooms (one with bay window), a modern family bathroom, a separate shower room, and a useful laundry cupboard with plumbing for appliances. The second floor offers two further well-proportioned bedrooms and a third bathroom, together with a versatile landing/snug area—perfect as a study, play space, or reading nook.

Externally, the property benefits from a driveway to the front providing off-road parking. To the rear, you can enjoy far-reaching views, a decked seating area, a lawn, and established planting that creates a private and attractive garden space.

Please note: The property is for sale without the bottom section of the garden, garage, and drive onto Haugh Lane. This land, which has planning permission for a small detached dwelling, will be retained by the current owners. The property is therefore priced to reflect this.



- Prime Ecclesall location near desirable schools, lovely green spaces, amenities and the Peak District National Park
- Stunning four bedroom and three bathroom semi-detached house
- Off street parking on the driveway
- Lovely garden to the rear with lawn, decked seating areas and mature flower beds
- Stunning kitchen/dining room with bespoke cabinetry & large picture windows
- First floor: two double bedrooms, family bathroom, shower room & laundry cupboard
- Second floor: two further bedrooms, third bathroom & versatile snug/landing
- This stylish property is sure to be popular so call now to book your viewing







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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