











## 58 Bocking Lane

Sheffield • South Yorkshire • S8 7BH

Asking Price £400,000

Spacious 5 bedroom extended, semi-detached family home located on a popular road in Beauchief, S8. A flexible property featuring a double story side extension, enclosed rear garden, block paved driveway, gas central heating and double glazing. No onward chain. The property enters through an outer porch and inner hallway offering cloakroom storage, WC and direct access to the integral garage. The dining kitchen is fitted with a range of matching units, contrasting worktops and integrated appliances including oven, gas hob, extractor and dishwasher. Overlooking the rear garden with superb woodland backdrop is an open plan flexible living area split over 2 levels offering a feature fireplace and sliding patio doors to the garden. The first floor comprises 5 bedrooms, all presented in neutral tones and carpet, offering a woodland outlook to both sides of the property. The family bathroom is fully tiled, equipped with a white suite and separate WC. Externally a block paved driveway provides off street parking beside an attractive front garden. At the rear featuring an open woodland aspect is a paved patio and raised lawn bordered by established planting. Bocking Lane is well-placed for local shops and amenities, reputable schools, Millhouses Park & Ecclesall Woods, recreational facilities including Beauchief Golf Club, and access to Dore Train Station, the M1 motorway, the city centre, hospitals, universities and the Peak District.









- Effectively Extended Semi-Detached Family Home
- 5 Bedrooms & Modern Bathroom
- Measuring an Impressive 1517 sqft
- Split Level Flexible Living Area
- Woodland Backdrop
- Popular Location in Beauchief, S8
- Established Rear Garden & Patio
- Driveway & Integral Garage
- Leasehold TBC
- Council Tax Band C, EPC Rating D



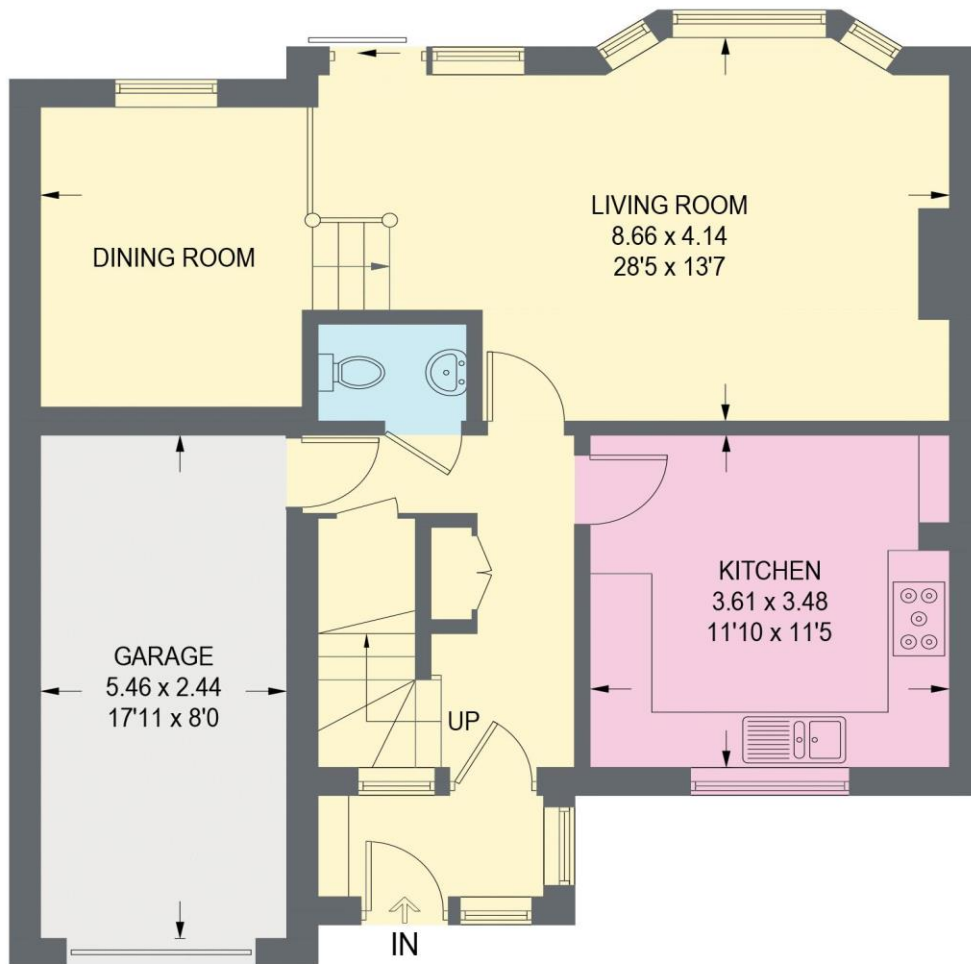




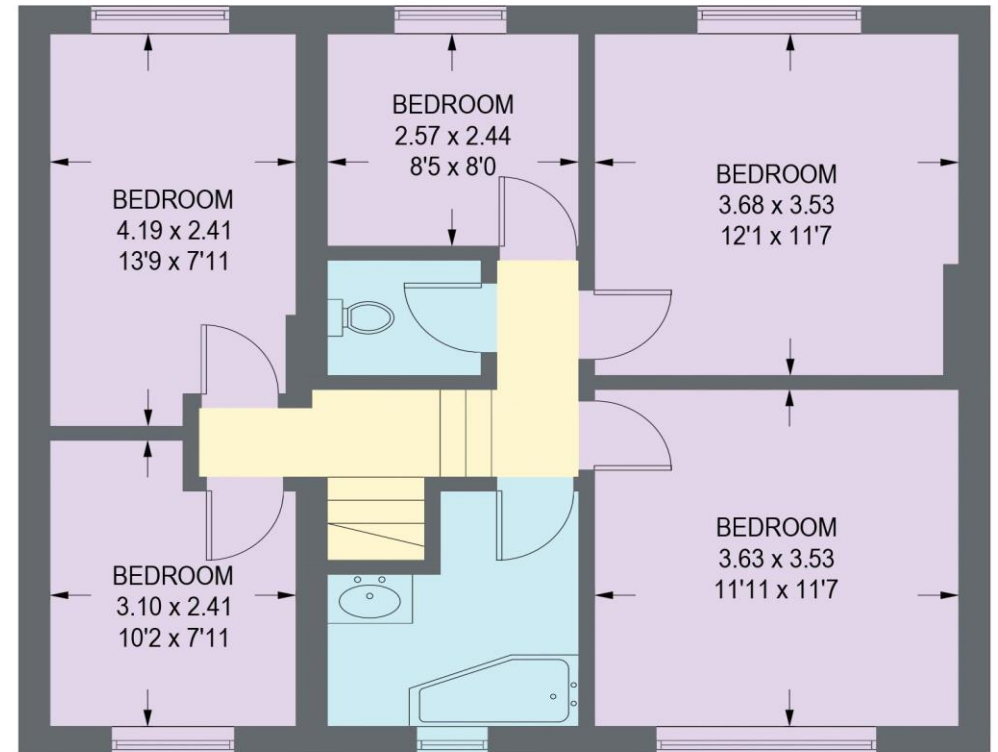


# 58 BOCKING LANE

APPROXIMATE GROSS INTERNAL AREA = 140.9 SQ M / 1517 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR**  
**74.5 SQ M / 802 SQ FT**



**FIRST FLOOR**  
**66.4 SQ M / 715 SQ FT**

Illustration is for identification purposes only,  
measurements are approximate, not to scale.

(IDMRP2025)





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