







13 Bocking Lane

Beauchief • Sheffield • S8 7BG

Asking Price £350,000

An attractive 2 double bedroom detached bungalow featuring fabulous extensive rear garden and woodland backdrop. Spacious accommodation including conservatory and occasional attic room. Offering superb potential to develop or extend subject to any building consents. Offers generous off-street parking and detached garage. Fully double glazed with combination gas central heating. No chain. The living room creates a lovely, homely feel, complemented by warm décor, feature fireplace housing an open coal effect gas fire, and featuring windows to the front and side, filling the room with natural light. A separate flexible dining room features ornate wooden fire surround and leads through to a light and airy garden room. Also accessed from here is a spacious dining kitchen fitted with a range of matching units, contrasting worktops and breakfast table. Integrated appliances include electric oven, gas hob, fridge, washing machine and dishwasher. Bedroom 1 is bay fronted offering an extensive range of fitted furniture. A further double bedroom to the rear of the property provides fitted wardrobes and concealed ensuite shower room. The family bathroom provides a larger sized corner bath and vanity units housing the hand wash basin and WC, fully tiled with heated towel rail. Accessed from the hallway are pull down ladders revealing a superb partially converted attic room, offering a great space which could be further developed subject to necessary consents. Externally the garden room opens onto a decked terraced, providing lovely a seating / dining area. Steps descend to a stunning, extensive rear garden, beautifully landscaped and maintained which leads down to further, concealed area with stream and bridge over. A side gate leads out onto open woodland, offering a superb outlook. Bocking Lane is a popular tree lined road, well-placed for local shops and amenities, public transport, recreational facilities, schools and access to Dore Train Station, the motorway, city centre, hospitals, universities and the Peak District.





- Detached Bungalow in Beauchief
- 2 Double Bedrooms, with 1 Ensuite
- Cosy Living Room & Feature Fireplace
- Superb Garden Room
- Spacious Dining Kitchen with Appliances

- Offering Fabulous Potential
- Extensive Mature Garden
- Generous Off Street Parking & Detached Garage
- Freehold & No Chain
- Council Tax Band E, EPC TBC



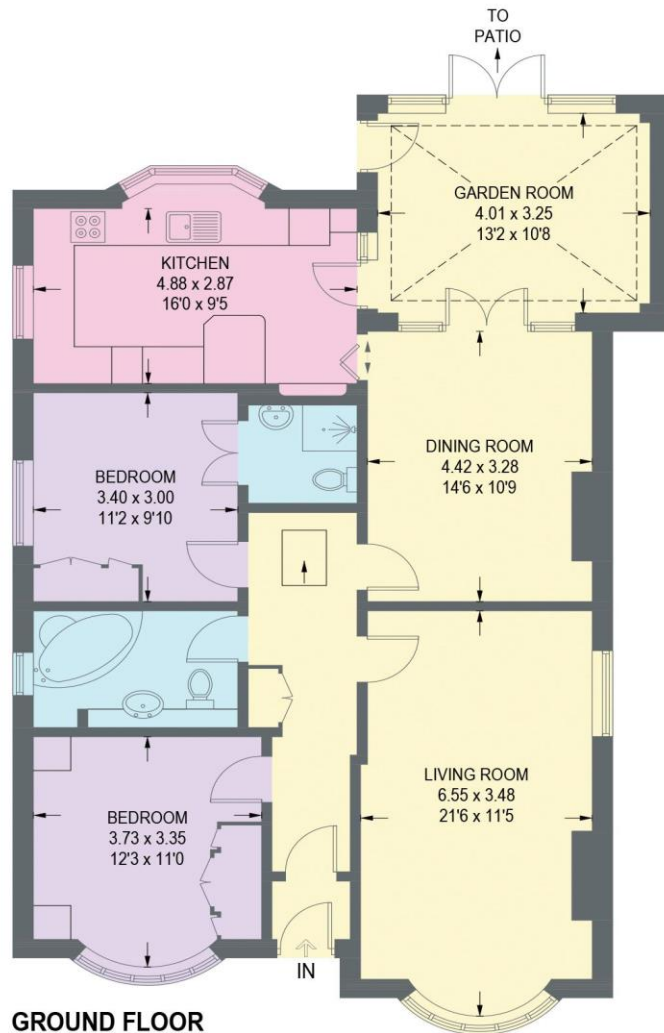


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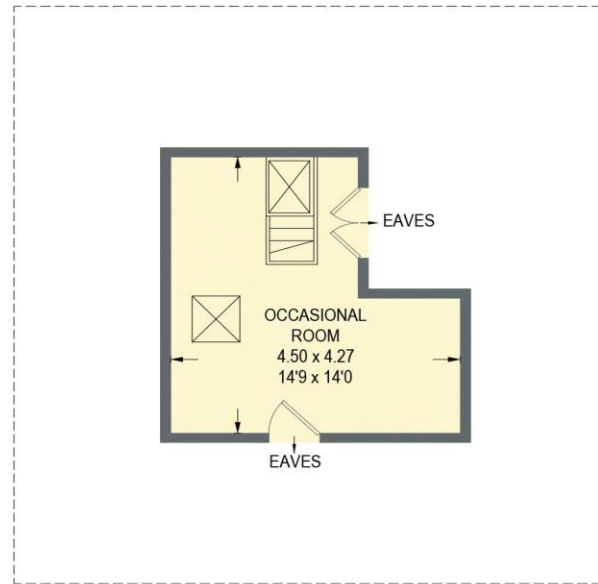
APPROXIMATE GROSS INTERNAL AREA = 125.8 SQ M / 1354 SQ FT

GARAGE = 18.5 SQ M / 199 SQ FT

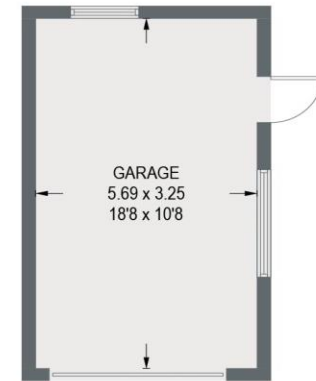
TOTAL = 144.3 SQ M / 1553 SQ FT



GROUND FLOOR
110.1 SQ M / 1185 SQ FT



FIRST FLOOR
15.7 SQ M / 169 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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