



138 Bocking Lane, Sheffield, S8 7BL

Saxton Mee

138 Bocking Lane

Price Guide

£475,000

Guide Price £475,000 - £495,000

This outstanding four bedroomed detached house is set well back from the road in a most sought after location with local amenities close by which include shops, park, schools and ease of access into the city centre.

Benefitting from being stylishly presented throughout with a private enclosed south facing garden with extensive decked entertaining terrace and sunken hot tub, this excellent family property briefly comprises: entrance hall, bay windowed sitting room/snug, large open plan family room/kitchen/dining room with bi-fold doors to the rear and a range of fitted modern gloss kitchen units and quartz working surface with built in appliances. Downstairs WC and utility room with access into the garage store. To the first floor is the master bedroom with bay window and fitted wardrobes to one wall, superb en-suite shower room, double bedroom two (again with fitted wardrobes) and views to the rear, two further bedrooms with built in wardrobes, and excellent family bathroom with separate bath and walk in shower.

Broad block paved driveway provides ample parking and access to the garage store. Artificial grass and access to the rear. The rear garden is beautifully landscaped with established shrubs and trees having a southerly aspect, decked patio and lawned gardens. There is a sunken hot tub which is included in the sale.

The property offers uPVC double glazing and gas fired central heating from the combi boiler in the utility area.



- Stylish FOUR BEDROOMED detached family home
- Superb open plan family space to the rear living/dining/kitchen
- Broad block paved driveway with ample parking
- South facing gardens and extensive decked entertaining area with sunken hot tub
- Double glazing and central heating via a combination boiler
- Excellent en-suite to master bedroom and family bathroom with separate walk in shower
- Ease of access to the city centre and local amenities
- EPC: C
- Tenure: Leasehold
- Council Tax Band





138 BOCKING LANE

APPROXIMATE GROSS INTERNAL AREA = 122.5 SQ M / 1319 SQ FT

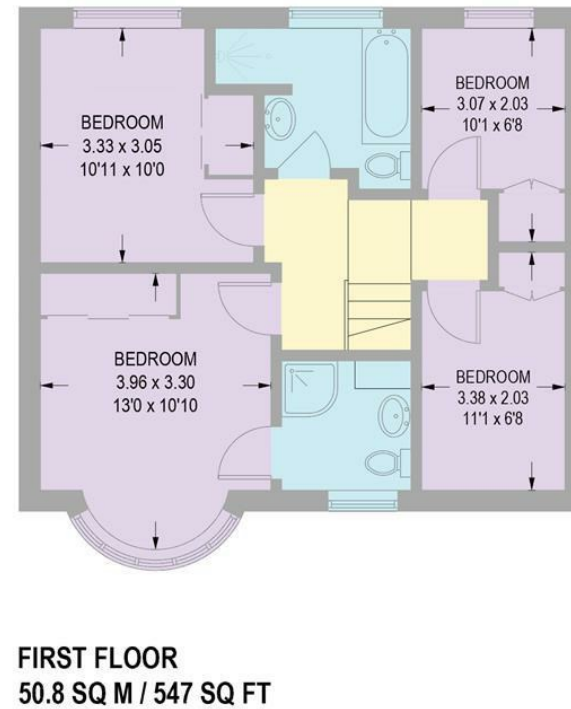
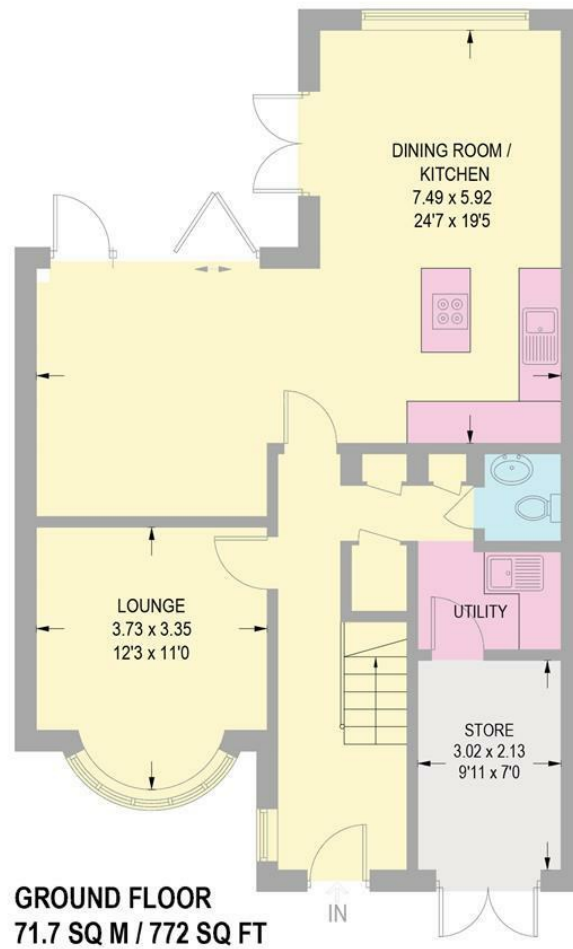


Illustration for identification purposes only,
measurements are approximate, not to scale.

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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Dronfield
T: 01246 290992
E: dronfield@saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

