



40 Hemper Lane, Sheffield, S8 7FD



# 40 Hemper Lane

Guide Price

## £575,000

GUIDE PRICE: £575,000-£625,000

An exceptional seven-bedroom family home with detached annexe, stunning open-plan living and a beautifully landscaped garden.

Situated on Hemper Lane, this substantial six-bedroom semi-detached home, together with a detached one-bedroom annexe, offers versatile accommodation ideal for growing families and multi-generational living. Lovingly maintained and beautifully presented throughout, the property also benefits from parking for three vehicles.

An entrance porch leads into a hallway with downstairs WC. To the front is a bay-windowed living room and to the rear a superb extension has created the heart of the home; a stunning open-plan kitchen, dining and living space. Centred around a large island, the contemporary kitchen opens onto the garden through bi-fold doors, ideal for family life and entertaining.

Arranged over three floors, the home offers six generous bedrooms. The first floor comprises four bedrooms, including a principal bedroom with en-suite, together with a family bathroom. The second floor provides two further spacious bedrooms, one originally designed as an en-suite bathroom, with plumbing still in place should a future owner wish to reinstate it. High ceilings throughout and recently fitted carpets add to the home's appeal.

Outside, the landscaped rear garden is designed for relaxation and entertaining, featuring a tiled patio, artificial lawn, lazy spa and pull-down projector screen. A secure car port, accessible from both the front of the property and the kitchen, provides storage.

One of the standout features is the detached one-bedroom annexe, offering stylish open-plan living with a vaulted ceiling and bi-fold doors onto the patio, alongside a double bedroom with fitted wardrobes and an en-suite shower room. Further versatility is provided by a garden pod, currently used as a gym and suitable for a variety of uses.

Rarely do homes offer such an exceptional combination of space, flexibility and lifestyle.



- Exceptional seven-bedroom family home
- Detached one-bedroom annexe
- Stunning open-plan kitchen, dining and living space
- Six generous bedrooms arranged over three floors
- Parking for three vehicles and secure car port
- Lazy spa and outdoor cinema area
- Principal bedroom with en-suite shower room
- Contemporary kitchen with large central island
- Bi-fold doors opening onto the landscaped garden
- Prime family location close to excellent schools and transport links







**Approximate total area<sup>(1)</sup>**  
 2400 ft<sup>2</sup>  
 222.9 m<sup>2</sup>

**Reduced headroom**  
 122 ft<sup>2</sup>  
 11.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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