



**Knowle Lane**  
**Sheffield, S11 9SJ**

Guide Price £695,000

**GAO**  
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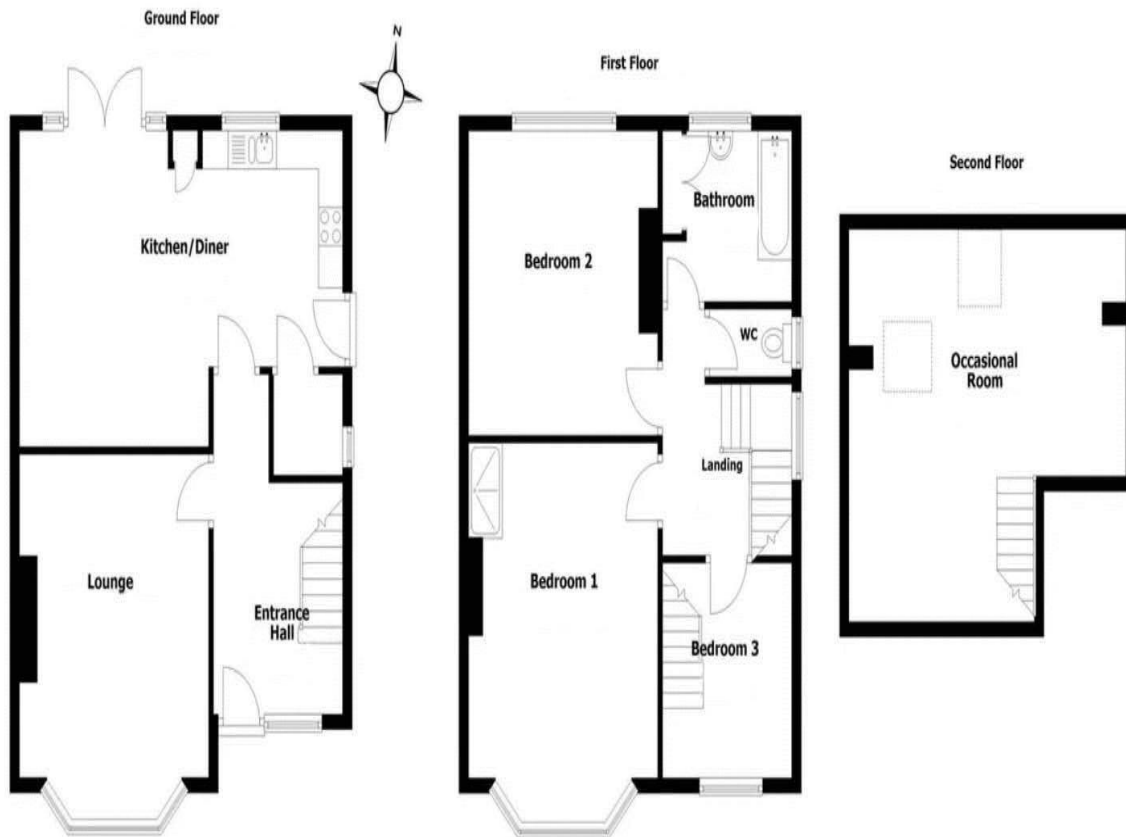


## MAIN FEATURES:

- Well Presented Detached House with Spacious Entrance Hall
- Good Size Fitted Kitchen/Diner
- Lounge with Feature Fireplace
- Four Generous Bedrooms
- Family Bathroom/WC
- Rear Garden
- Off Road Parking

Ideally situated in one of Sheffield's most sought-after residential locations, this well presented four-bedroom detached home on Knowle Lane offers an exceptional opportunity for families and professionals alike. Set back from the road with off-road parking, the property welcomes you via a spacious entrance hall, creating an immediate sense of space and comfort. The good size refitted kitchen/diner is perfect for modern family living and entertaining, offering ample storage and worktop space. The light-filled lounge features a charming fireplace, creating a cosy focal point ideal for relaxing evenings. Upstairs, you'll find four generous bedrooms, all well-proportioned, offering flexibility for guest rooms, home working or growing families. A well-appointed family bathroom with WC completes the first and second floor accommodation. To the rear, the private garden provides a delightful outdoor space for children to play, summer dining, or simply enjoying the peace and quiet.

Located in the heart of S11, Knowle Lane enjoys easy access to the highly regarded local schools, independent shops and cafes of Ecclesall Road, and scenic walks in the Peak District National Park, just a short drive away. Excellent transport links and proximity to Sheffield city centre further enhance the appeal of this prime location. This is a rare opportunity to acquire a detached property in a prestigious area, combining space, style and convenience. Early viewing is highly recommended. Contact our team today to arrange your appointment.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

We're Open:

8am – 8pm 7 days a week

[www.getanoffer.co.uk](http://www.getanoffer.co.uk)

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

[info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

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