







111 Knowle Lane

Sheffield • South Yorkshire • S11 9SN

Guide Price £695,000 - £720,000

Situated on the ever-popular Knowle Lane within the highly sought after S11 postcode, this impressive four-bedroom detached family home offers spacious and highly versatile accommodation arranged over three levels. Occupying a generous plot, the property presents outstanding potential to extend, reconfigure, or create a self-contained living space, subject to the necessary consents. A particular highlight is the stunning south facing rear garden, which enjoys far reaching views and provides an exceptional setting for both family life and entertaining. The property is entered via a front porch leading into a welcoming and generously proportioned hallway. The ground floor features a bright and spacious lounge with ample room for both seating and dining, positioned to overlook the rear garden and make the most of the impressive outlook. The kitchen is fitted with a range of units, incorporating an integrated oven and gas hob, with space for a breakfast table and a pleasant rear facing aspect. A substantial walk-in pantry offers excellent storage and utility space, complemented by a further side porch. This level also benefits from a useful walk-in cloakroom cupboard and internal access to the integral garage, which, with its rear facing window, offers excellent potential for conversion into additional living accommodation. To the first floor are three well proportioned double bedrooms, one currently used as a study. Two of the bedrooms enjoy attractive views over the rear garden and beyond. The family bathroom is fitted with a white suite and separate shower cubicle, alongside a separate WC for added convenience. Access is also provided to a full-length loft space, fully boarded with power and lighting, offering exciting scope for further development, including additional bedrooms and bathroom facilities, subject to planning and building regulations. The lower ground floor is a standout feature, offering a superb, light filled living space with direct access onto a stone terrace, creating a seamless connection to the garden. This level also includes a double bedroom with en-suite shower room, along with a utility or workshop area that could readily be adapted into a kitchen. With its own external access, this floor is ideally suited to the creation of a self-contained annexe, perfect for multigenerational living, teenagers, or guest accommodation. Externally, the property benefits from a front garden and double width driveway providing off road parking for up to 4 vehicles, an EV charging point, and access to the integral garage. To the rear is a truly exceptional south facing garden, featuring a substantial stone terrace, equipped with water and power, ideal for outdoor dining, leading down to a beautifully landscaped lawn with mature planting, trees, and colourful borders, creating a private and secure environment. There is also a greenhouse and garden shed both providing light and power. Knowle Lane is a highly regarded residential location within S11, well known for its family friendly environment, excellent local amenities, nearby green spaces, and access to well regarded schools, making it an ideal choice for growing families.





- Detached Family Home in Ecclesall
- Spacious Accommodation Over 3 Levels
- 4 Double Bedrooms
- Fabulous Potential & Versatility
- Potential of Self Contained Lower Level

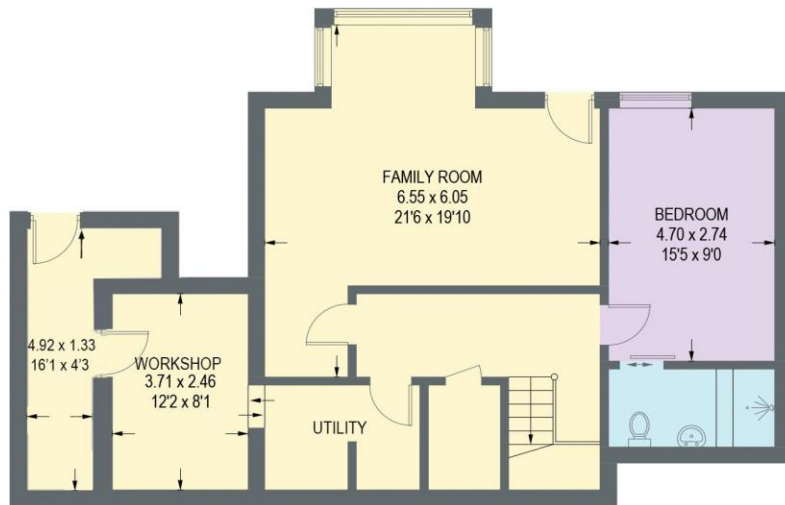
- Excellent School Catchment
- Stunning South Facing Garden & Terrace
- Driveway & Integral Garage
- Lease 800 years from 1956 £14pa
- Council Tax Band F, EPC Rating C



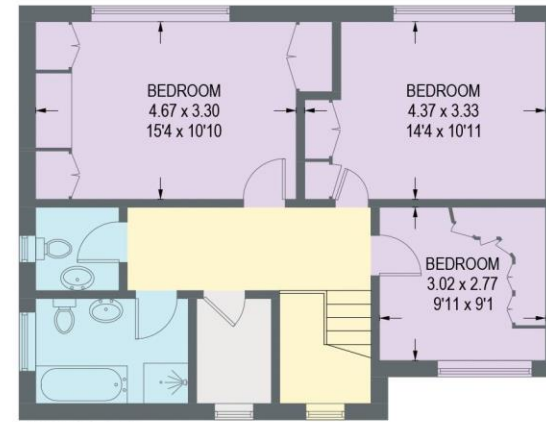


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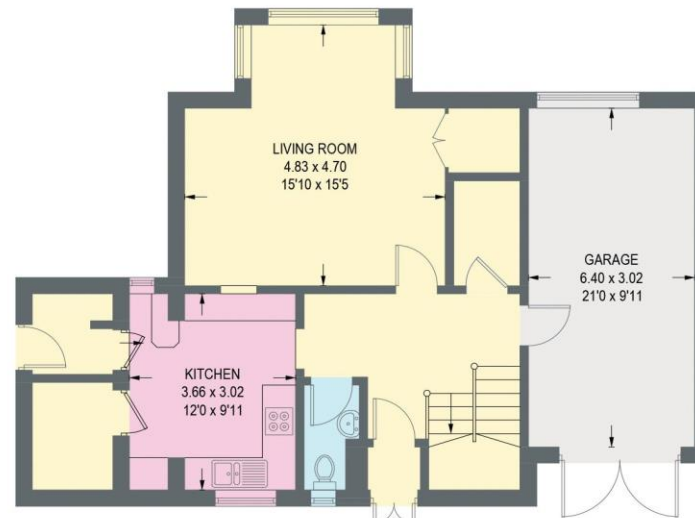
APPROXIMATE GROSS INTERNAL AREA = 275.6 SQ M / 2966 SQ FT
(INCLUDING GARAGE / LOFT SPACE)




LOWER GROUND FLOOR
85.1 SQ M / 916 SQ FT

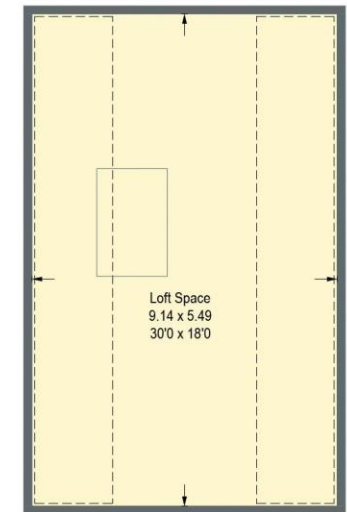


FIRST FLOOR
62.8 SQ M / 676 SQ FT



GROUND FLOOR
77.4 SQ M / 833 SQ FT

 = Reduced headroom below 1.5m / 5'0"



LOFT SPACE
50.3 SQ M / 541 SQ FT

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



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