







45 Knowle Lane

Ecclesall • Sheffield • S11 9SL

Guide Price £600,000 - £625,000

A significantly improved and deceptively spacious five-bedroom semi-detached family home, occupying a sought-after position on Knowle Lane in the highly desirable S11 postcode. Built circa 1927, the property retains many attractive period features while having been comprehensively refurbished and reconfigured by the current owners. Improvements include new windows, boiler, radiators, flooring, plasterwork, bathrooms, a bespoke kitchen and a wired fire alarm system. The property enjoys a beautiful private rear aspect with an enclosed family garden, a generous entrance hallway, detached garage and is offered for sale with no onward chain. A front porch opens into a welcoming entrance hall featuring decorative tiled flooring and attractive wall panelling. A ground floor WC also provides access to the cellar. To the front, the elegant bay-windowed living room is presented in stylish contemporary grey tones and benefits from engineered oak flooring, an electric stove and a modern fire surround, creating a warm and inviting reception room. The heart of the home is the stunning open-plan dining kitchen to the rear, reconfigured by the current owners to create a superb family and entertaining space. The bespoke kitchen is fitted with a Rangemaster cooker, Belfast sink, integrated dishwasher and washing machine, ample storage and dimmable downlights. The dining area enjoys direct access to the rear garden through glazed doors, seamlessly connecting indoor and outdoor living. The first floor offers four well-proportioned bedrooms. To the front is a generous double bedroom with a bay window, benefiting from a walk-in hanging wardrobe created by making excellent use of the space under the stairs. There are two further front-facing bedrooms, one currently utilised as a home office with hardwired full fibre broadband. To the rear is a further bedroom with bespoke floor-to-ceiling fitted wardrobes, alongside another spacious double bedroom enjoying beautiful private woodland views. Completing the first floor is a stylish shower room featuring marble-effect tiling and a rainfall shower. All bathrooms throughout the property benefit from anti-skid floor tiles. Stairs rise to the reconfigured second floor, creating an impressive principal bedroom suite. This spacious double bedroom enjoys far-reaching views, exposed beams, fitted sliding-door wardrobes and tasteful contemporary décor. Adjoining the bedroom is a versatile area with excellent potential as a dressing room, reading area or additional workspace, together with generous eaves storage. The ensuite bathroom is beautifully appointed with a Jacuzzi bath and stylish tiling. Also on this level is a further room currently utilised for storage, again benefiting from additional eaves storage. Subject to any necessary consents, there is excellent potential to install a Velux window and create a useful nursery, home office or hobby room. Externally, the property enjoys a beautifully private enclosed rear garden with a leafy woodland backdrop, providing an ideal space for family life, outdoor entertaining and relaxation. A detached garage offers secure parking or excellent additional storage. Knowle Lane is one of S11's most sought-after residential addresses, proving particularly popular with families thanks to its excellent selection of highly regarded local schools, nearby parks and green spaces, and easy access to the amenities of Ecclesall Road, Banner Cross and Sharrow Vale. The area offers an excellent range of independent cafés, restaurants and shops, while regular transport links provide convenient access to Sheffield city centre, the universities and major hospitals. With the Peak District National Park just a short drive away, this location perfectly combines outstanding family living with easy access to some of the country's finest countryside.





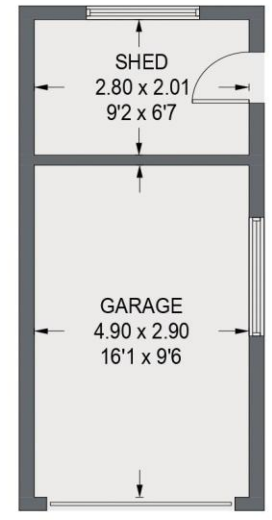
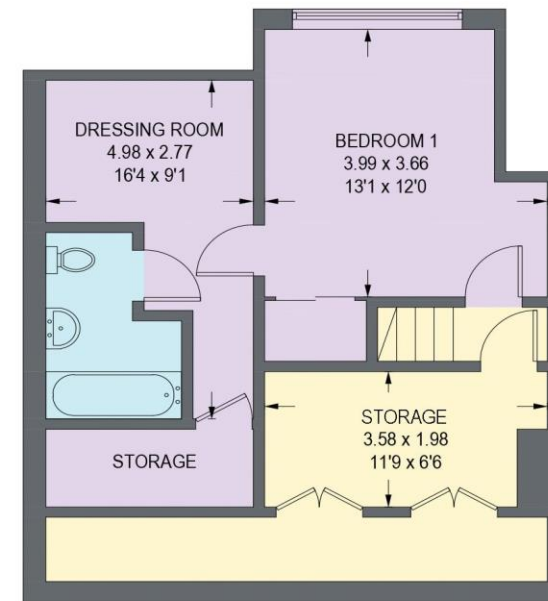
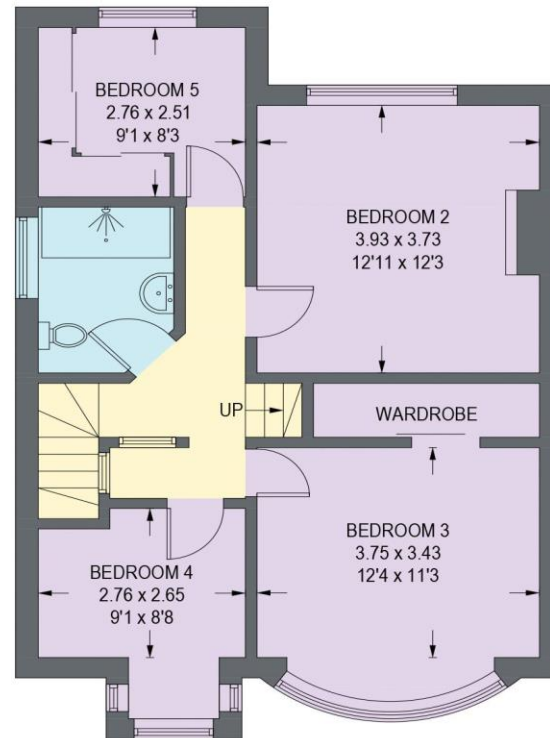
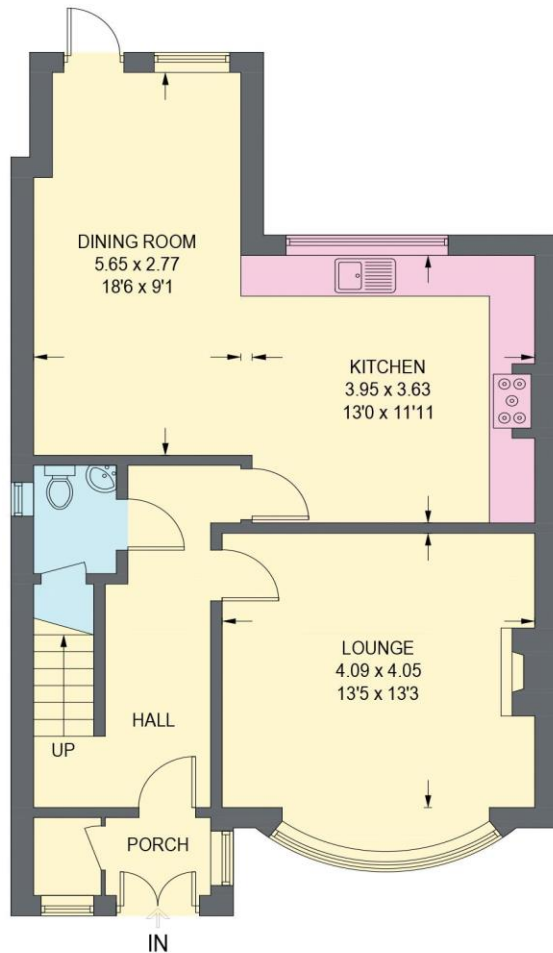
- Spacious Semi Detached Family Home
- 5 Bedrooms & 2 Bathrooms
- Bespoke Kitchen with Appliances
- Improved by Current Owners
- Open Plan Family Dining Kitchen

- Impressive Master Bedroom & Ensuite
- Stylish Modern Interior
- Established Enclosed Rear Garden
- Lease 300 years 01/05/1926 - £6pa
- Council Tax Band E, EPC Rating D



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APPROXIMATE GROSS INTERNAL AREA = 184.0 SQ M / 1981 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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

(IDMRP2025)



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