Saxton Mee







Bocking Lane Beauchief Sheffield S8 7BG
Price £310,000

St Luke's Sheffield's Hospice

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Situated in the highly sought-after residential area of Beauchief, this beautifully presented and extended two double-bedroom semi-detached home offers spacious and versatile accommodation, complemented by a landscaped rear garden enjoying a delightful woodland backdrop.

The property also benefits from a private driveway providing off-road parking, together with an electric vehicle charging point. Well maintained throughout, this attractive home is ideally suited to first-time buyers, young families or those looking to downsize.

The accommodation opens into an entrance porch and inner lobby, leading through to a welcoming lounge. This light and comfortable living space features a front-facing window and French doors opening directly onto the rear garden deck, creating an excellent connection between the house and garden. A tiled fireplace with a contemporary bio-ethanol fire provides an attractive focal point.

At the heart of the home is the bespoke open-plan kitchen, fitted with a range of stylish wall and base units, a Belfast sink and contrasting work surfaces. There is space for a range-style cooker and American-style fridge freezer, while access is also provided to the cellar.

The kitchen flows seamlessly into the extended dining area, creating an impressive open-plan space ideal for both everyday family living and entertaining. Both the kitchen and dining area provide direct access onto the rear garden deck, allowing the entire rear of the property to connect naturally with the outdoor space.

To the first floor, the landing enjoys an outlook over the rear garden and provides access to two double bedrooms, one of which benefits from a walk-in wardrobe. Completing the accommodation is a family bathroom and separate W.C.



- HIGHLY SOUGHT-AFTER BEAUCHIEF LOCATION
- EXTENDED SEMI-DETACHED HOME
- TWO DOUBLE BEDROOMS
- BESPOKE OPEN-PLAN KITCHEN
- SPACIOUS EXTENDED DINING AREA
- FRENCH DOORS OPENING ONTO GARDEN DECK
- LANDSCAPED REAR GARDEN
- ATTRACTIVE WOODLAND BACKDROP
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- ELECTRIC VEHICLE CHARGING POINT










OUTSIDE
The property benefits from a block-paved driveway providing off-road parking for two vehicles. To the rear, a raised decked seating area offers an excellent space for relaxing and entertaining, with room to accommodate a hot tub.

Steps lead down to the lower garden, where there is useful under-croft storage, attractive raised planting beds, a lawned area and a further patio. This well-designed outdoor space provides areas for seating, alfresco dining and entertaining.

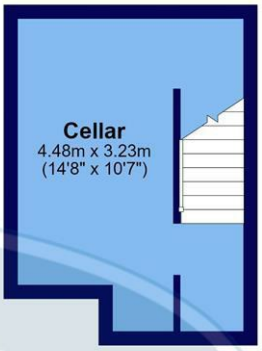
LOCATION
Bocking Lane is well-placed for local shops and amenities, reputable schools, Millhouses Park & Ecclesall Woods, recreational facilities including Beauchief Golf Club, and access to Dore Train Station, the M1 motorway, the city centre, hospitals, universities and the Peak District. Freehold.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band C.

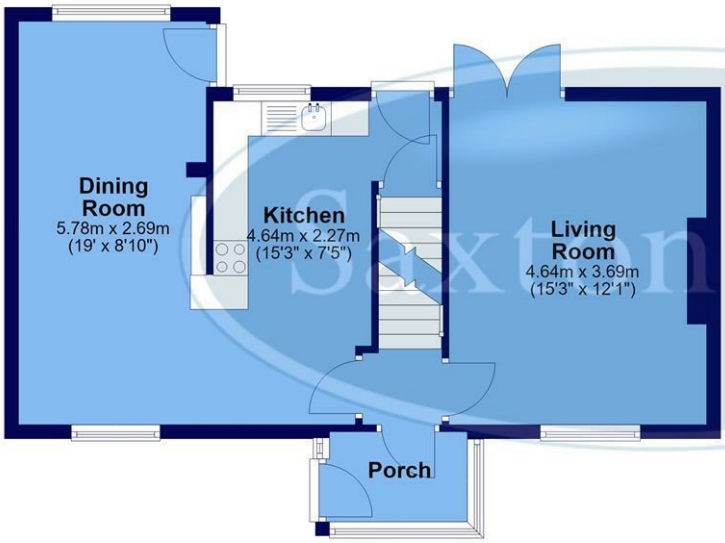
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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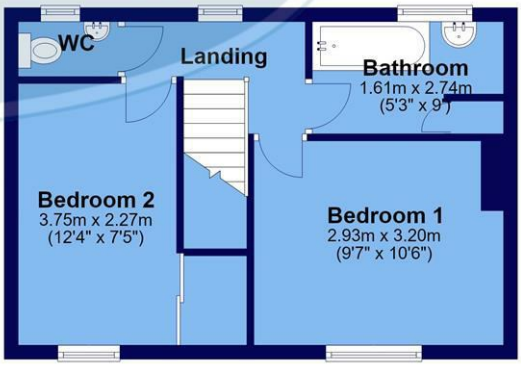
Cellar
Approx. 13.2 sq. metres (142.0 sq. feet)



Ground Floor
Approx. 51.5 sq. metres (554.6 sq. feet)



First Floor
Approx. 32.2 sq. metres (346.9 sq. feet)

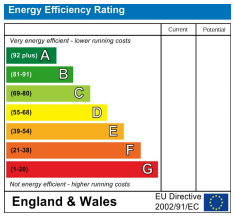


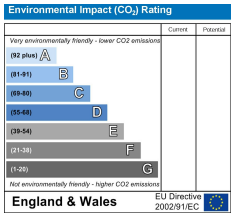
Total area: approx. 97.0 sq. metres (1043.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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