







## 132 Bocking Lane

Beauchief • Sheffield • S8 7BL

Guide Price £280,000 - £300,000

This beautifully presented three-bedroom semi-detached home is set on one of Beauchief's most sought-after tree-lined roads. Combining modern style with comfortable family living, the property features a contemporary kitchen and bathroom, open-plan ground floor accommodation, an extensive driveway, and a generous enclosed rear garden. Offered for sale with no onward chain, it's ready to move straight into. A composite front door opens into an inviting hallway with decorative tiled flooring, leading through to a stunning modern kitchen. The kitchen is fitted with two-tone units complemented by marble-effect worktops and tiled splashbacks, along with integrated appliances including a fridge-freezer, oven, microwave, electric hob, and dishwasher. A breakfast bar provides a relaxed dining space, while a side door opens out to the driveway / garden. The space is finished with wood-effect tiled flooring for a clean, contemporary look. Adjoining the kitchen is an open-plan living tastefully decorated in warm, cosy tones. A bay window fills the room with natural light, and bespoke alcove storage adds both charm and practicality. Upstairs are two double bedrooms and a smaller third bedroom, all presented in a stylish, modern design with neutral carpets. The contemporary bathroom features partial wall panelling, a white suite, and a heated towel rail. Outside, the property enjoys excellent kerb appeal with a generous front lawn and a wide driveway providing parking for multiple vehicles. A side path leads to under-house storage and an additional side entrance. The rear garden is particularly attractive, offering a stone patio ideal for entertaining and dining, a level lawn bordered by established hedging, and raised planting areas that add colour and interest. Bocking Lane is a highly regarded, tree-lined road, perfectly positioned for local shops and amenities, public transport links, recreational facilities, and well-regarded schools. The location also offers convenient access to Dore Train Station, the motorway network, Sheffield city centre, hospitals, universities, and the beautiful Peak District National Park.





- Beautifully Presented Semi-Detached
- 3 Bedrooms & Contemporary Bathroom
- Stylish Modern Interior
- Light & Airy Kitchen & Integrated Appliances
- Cosy Lounge with Bespoke Storage

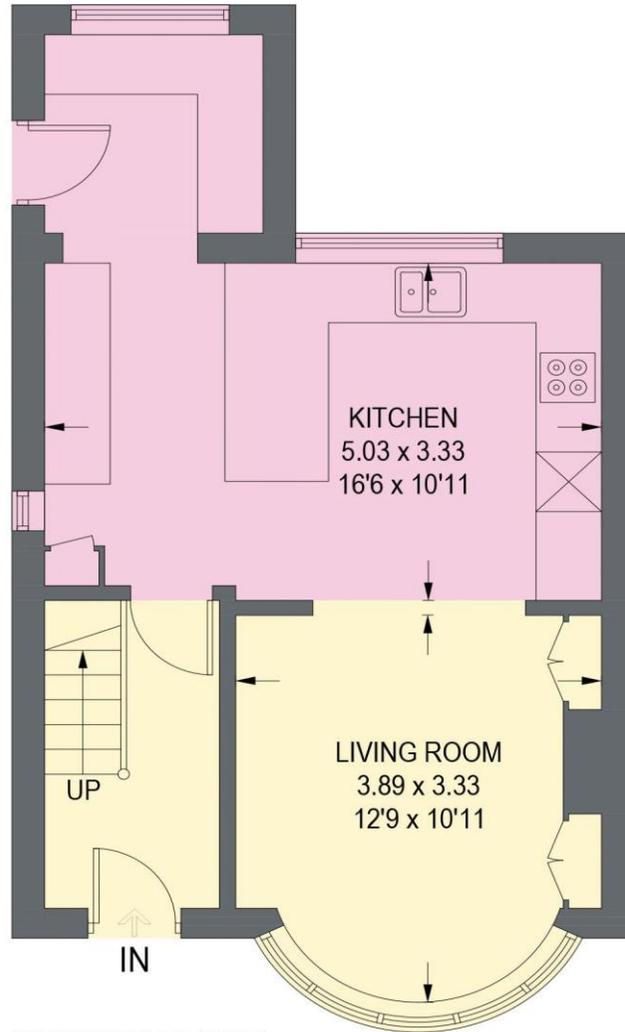
- Popular Treelined Road in Beauchief
- Excellent Transport Links & Local Amenities
- Generous Garden & Driveway
- Tenure TBC
- Council Tax Band B, EPC TBC



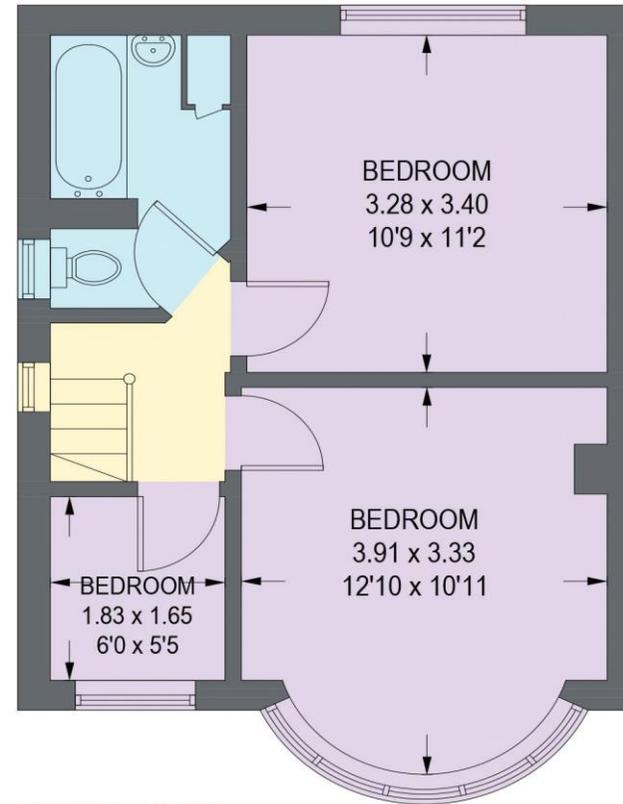


# 132 BOCKING LANE

APPROXIMATE GROSS INTERNAL AREA = 74.8 SQ M / 805 SQ FT



**GROUND FLOOR**  
**39.8 SQ M / 428 SQ FT**



**FIRST FLOOR**  
**35.0 SQ M / 377 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (1249341)



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