







## 65 Knowle Lane

Ecclesall • Sheffield • S11 9SL

Guide Price £695,000 - £720,000

Nestled on a highly desirable residential road in Ecclesall, this impressive 1930s detached family home combines period charm with modern comfort and a fabulous garden. Lovingly improved by the current owners, it offers spacious, versatile accommodation with exciting potential to further extend or develop the garage and basement (subject to consents). The property retains many original features, including beautiful stained-glass windows, while benefitting from gas central heating and majority double glazing. A block-paved driveway provides off-road parking for two cars. The entrance porch provides an ideal cloakroom area and introduces the home's character and warmth. The welcoming hallway leads to a beautifully refurbished living room, featuring a dual aspect with French doors opening onto the garden, presented in modern green tones, with a cosy log burner, and bespoke fitted cabinetry. A separate family dining room enjoys lovely garden views. The kitchen is fitted with contrasting two-tone units, an integrated double oven, gas hob, and dishwasher, with a useful walk-in pantry. A side door provides access to the double-length garage, which includes a utility area at the far end and direct access to the rear garden, offering fantastic development potential. A stylish panelled staircase leads to three generous double bedrooms and a smaller fourth bedroom, which also houses the boiler cupboard. The main bedroom is beautifully styled with bespoke fitted wardrobes and stunning views over the garden, creating a serene and elegant retreat. The family bathroom has been recently refurbished to include a modern white suite with separate shower and is finished with stylish tiling. The basement has been partially converted to provide a storage room and an occasional playroom or home-working space, with excellent potential to further develop the remaining unused area, which could open directly onto the rear garden. The real "wow factor" is the extensive rear garden, private, relaxing, and secluded, filled with mature planting, trees, fruit trees, a vegetable patch, and enclosed by established hedging. This peaceful outdoor space is perfect for escaping, relaxing, and enjoying family life. Knowle Lane is a highly sought-after road, conveniently located near excellent local schools and a range of shops and amenities at Banner Cross. Ecclesall Wood, Endcliffe, and Millhouses Parks are all close by, providing abundant green space and leisure opportunities. Regular public transport links ensure easy access to the city centre, hospitals, universities, train stations, and the Peak District, combining suburban tranquility with city convenience.





- Charming 1930s Detached Home in Ecclesall
- Fabulous, Generous Sized, Lawned Garden
- 4 Bedroom & Modern Bathroom
- Partially Converted Basement
- Offering Super Potential to Extend

- Retains Period Features with Modern Updates
- Excellent Schools & Local Amenities
- Driveway & Garage
- The Lease 300 years from 01/05/1926. £10.75 pa
- Council Tax Band F, EPC Rating D



# 65 KNOWLE LANE

APPROXIMATE GROSS INTERNAL AREA = 147.8 SQ M / 1590 SQ FT

(INCLUDING DOUBLE TANDEM GARAGE)

BASEMENT = 17.9 SQ M / 193.0 SQ FT

GARDEN STORE = 8.7 SQ M / 94 SQ FT

TOTAL = 174.4 SQ M / 1877.0 SQ FT



**BASEMENT**  
17.9 SQ M / 192.8 SQ FT

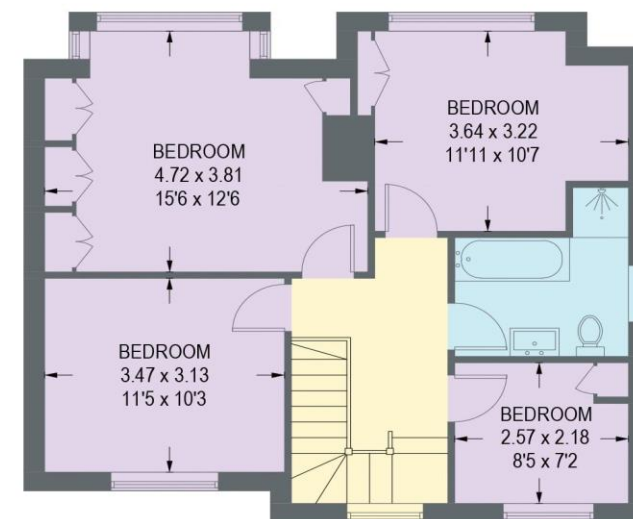


**GROUND FLOOR**  
88.3 SQ M / 950 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

**LOWER GROUND FLOOR**



**FIRST FLOOR**  
59.5 SQ M / 640 SQ FT

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](http://haushomes.co.uk)

0114 276 8868