







The Haven

Pipworth Lane • Eckington • Sheffield S21 4EY

Guide Price £625,000 to £650,000

This impressive and highly adaptable family home on Pipworth Lane offers a rare blend of space, style, and flexibility—ideal for modern living across two well-designed floors. From the moment you step inside, the welcoming hallway sets the tone for a home that's both spacious and thoughtfully laid out. The main living area is bright and airy, providing a perfect setting for everyday family life or entertaining. It flows effortlessly into a dedicated sitting and dining space that enjoys views over the rear garden—ideal for summer barbecues or cosy evenings in. A unique feature of this property is the presence of two fully equipped kitchens, offering fantastic versatility for keen cooks, large families, or those who enjoy hosting. A separate utility area and convenient downstairs WC add to the home's practical appeal. The ground floor also includes a dedicated cinema room—perfect for movie nights or gaming—as well as an additional lounge area that can be tailored to suit your lifestyle, whether as a playroom, reading area, or informal living space. Two ground-floor bedrooms provide excellent flexibility, ideal for guests, working from home, or multigenerational living. Upstairs, the principal bedroom is a peaceful retreat, complete with a stylish en-suite and access to a private balcony—perfect for enjoying a morning coffee or evening sunset. Another generously sized bedroom features a walk-in wardrobe, while a further bedroom offers additional space for family or guests. Outside, the rear garden is completely private and has multiple seating areas—perfect for relaxing, entertaining, or enjoying the outdoors in peace. The property is Freehold.



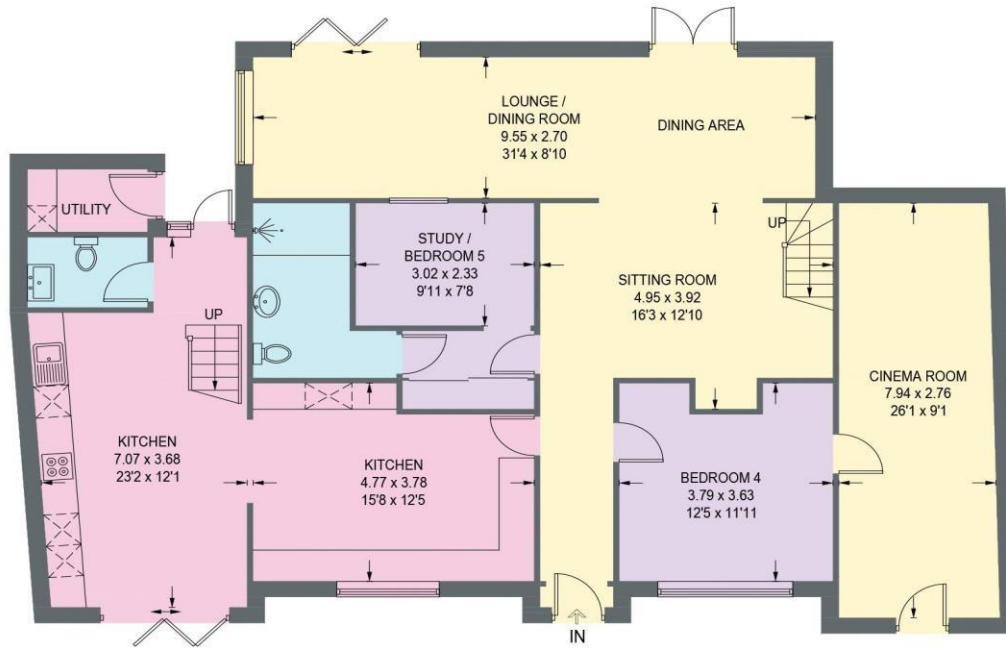


- Five Bedroom Detached House
- Principal Bedroom w/ En-Suite & Balcony
- Large Open Plan Kitchen
- Three Reception Areas
- Private Low-Maintenance Garden
- Gated Entrance & Off-Road Parking
- Completely Renovated Throughout
- Modern Shower Room
- Cinema Room
- EPC Rating: C. Council Tax Band: C



THE HAVEN, PIPWORTH LANE

APPROXIMATE GROSS INTERNAL AREA = 243.5 SQ M / 2620.6 SQ FT



GROUND FLOOR = 148.1 SQ M / 1594.4 SQ FT



FIRST FLOOR = 95.3 SQ M / 1026.2 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1215869)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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