



Yew Lane, Ecclesfield, Sheffield, S5 9AN
Asking Price £600,000

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EXCLUSIVE



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Nestled in the heart of Ecclesfield, Sheffield, this spectacular five-bedroom detached house on Yew Lane is a true gem. With its prime location, residents will enjoy easy access to a variety of amenities, a short stroll to the local park, and proximity to reputable schools. The property is conveniently situated just minutes from the M1, providing direct routes to Sheffield city centre, Rotherham, and Barnsley.

Upon entering, you will be captivated by the impressive interior that exudes style and sophistication. The open-plan living, dining, and kitchen area is a highlight, featuring a stunning kitchen that boasts high-quality Dekton black and gold coloured units, sizable island/breakfast bar and complemented by a sunken wine cellar. This space is perfect for both entertaining and everyday family life, making it a true heart of the home.

The sumptuous master suite is the epitome of luxury, offering a private retreat, while four additional double bedrooms provide ample space for family or guests. Each room is designed with comfort and elegance in mind, ensuring a welcoming atmosphere throughout.

Outside, the stylish and low-maintenance garden is an ideal setting for relaxation or outdoor gatherings. An outbuilding currently serves as a games room and bar, adding an extra touch of leisure to this remarkable property.

Briefly comprising hallway, downstairs WC, laundry room, snug/home office, open plan kitchen/living/dining room, master suite with dressing room and ensuite, further four double bedrooms and family bathroom.

This home is ready for you to move straight in, with everything meticulously done to a high standard. It truly needs to be seen to be believed. Don't miss the opportunity to make this stunning property your own.





HALLWAY

Stylish composite grey French doors open into an impressive entrance hallway that is sure to make a lasting impression on any guest. Beautifully finished with tiled flooring and inset spotlights the space is both practical and welcoming, benefitting from built in storage and a convenient cloakroom area beneath the stairs. Four floor-to-ceiling windows floor the hallway with natural light, while an elegant staircase with an oak and glass balustrade rises gracefully to the first floor.

DOWNSTAIRS WC

A conveniently positioned downstairs WC features contemporary grey tiling throughout, a low-flush WC, a sleek dark gray vanity unit with integrated sink, a wall-mounted heated towel rail, an extractor fan and frosted UPVC window,

LAUNDRY ROOM

17'10" x 7'6"

A fantastic addition to this property, the dedicated laundry room combines practicality with style, keeping all the everyday essentials neatly tucked away. Fitted with a range of high-quality dark grey German-manufactured units, the room offers generous storage throughout, complemented by an inset composite one-and-a-half bowl sink with drainer and matt black mixer tap. There is plumbing in place for both a washing machine and dryer, while stylish tiled flooring with the added luxury of underfloor heating ensures comfort underfoot. Inset spotlights illuminate the space beautifully, and a composite door provides direct access to the exterior garden, with a further convenient door leading into the garage

LIVING DINER

33'11" x 14'1"

Accessed via elegant black glazed French doors from the hallway, this magnificent open-plan living, dining and kitchen space truly serves as the heart of the home — a stunning and versatile area perfect for both family life and entertaining. The living and dining area is anchored by two sleek media walls, one of which houses a built-in log-effect real flame fire with remote control, providing a beautiful focal point and a wonderfully cosy atmosphere during the cooler months. Composite bi-fold doors open directly onto the decking, seamlessly extending the living space and blurring the boundary between indoors and out — ideal for alfresco dining and summer gatherings. Further enhancing this exceptional space are tiled flooring with underfloor heating, inset spotlights, integrated Sonos speaker, aerial and telephone points, two floor-to-ceiling uPVC windows, and a skylight that floods the room with an abundance of natural light.



KITCHEN

16'6" x 11'5"

Opening seamlessly from the living area, the kitchen is nothing short of spectacular. A true entertainer's dream, it features an impressive array of striking black and gold Dekton units — renowned for their near-indestructible durability — complemented by a matching island and breakfast bar offering generous storage throughout. The kitchen is exceptionally well-equipped, comprising a one-and-a-half bowl inset sink with mixer tap, two integrated electric ovens, a four-ring vented induction hob, two fridges, a freezer, and a dishwasher — everything the modern household could need. For those who love to entertain, the showstopping finishing touches are a sunken wine cellar pod and an ice trough set within the island, ensuring this space is as functional as it is impressive. Completing the room are inset spotlights, an integrated Sonos speaker, tiled flooring with underfloor heating, and uPVC French doors that open out onto the patio, bringing a wonderful sense of light and space."

SNUG

11'5" x 11'3"

The snug is a wonderfully versatile space that can be adapted to suit the needs of any household — whether utilised as a playroom, a quiet home office, or an additional sitting room for those seeking a more intimate setting away from the main living areas. The room benefits from underfloor heating, an aerial point, and a uPVC window allowing in natural light

LANDING

The stunning gallery-style landing features a beautiful glass and oak balustrade that adds a touch of elegance and continuity to the home's contemporary feel. Three uPVC windows flood the space with an abundance of natural light, creating a bright and airy atmosphere. Two wall-mounted radiators and inset spotlights complete the space, while oak doors lead to all bedrooms and the family bathroom. A further staircase rises to the second floor.

MASTER BEDROOM

20'6" x 11'6"

A truly breathtaking master bedroom that epitomises luxury living. This exceptional space comfortably earns its title as the bedroom of dreams, benefitting from the added indulgence of a dedicated dressing area and a decadent ensuite, making it a genuinely private retreat for the homeowner. The room is beautifully appointed



with a fitted white gloss vanity unit, and benefits from a striking floor-to-ceiling window dressed with fitted shutters, flooding the space with natural light whilst maintaining privacy, with a further uPVC window to the rear elevation, whilst inset spotlights and an integrated Sonos speaker add the perfect finishing touches to this spectacular room

DRESSING ROOM

12'9" x 7'1"

The dedicated dressing area is a luxurious addition to the master bedroom, offering two full walls of sliding mirrored and white glass wardrobes — providing an enviable amount of storage space. Inset spotlights and a uPVC window complete this elegant and practical space perfectly

ENSUITE BATHROOM

12'9" x 7'9"

The ensuite is nothing short of a five-star experience, fully tiled in sophisticated grey and black tones that set an immediately luxurious tone. Every detail has been carefully considered to create a spa-like sanctuary within the home.

The centrepiece his and hers walk-in glass shower cubicle features two stunning gold coloured drench showerheads, whilst the separate freestanding slipper-style bath invites pure indulgence and relaxation. A wall-mounted matt black vanity unit with twin inset sinks, beautifully finished with gold coloured furnishings, adds a striking contrast that elevates the space further. Completing this exceptional ensuite are a low-flush WC, a wall-mounted black heated towel rail, extractor fan, inset spotlights, an integrated Sonos speaker, and a frosted uPVC window — a truly decadent space that must be seen to be fully appreciated.

BEDROOM 2

16'6" x 13'4"

The second bedroom is a generously proportioned room offering fantastic potential, currently utilised as storage but easily adaptable to suit a wide variety of uses. Bathed in natural light courtesy of two dormer uPVC windows to the front elevation and a further uPVC window to the side elevation, the room is bright and welcoming. Also comprising two wall mounted radiator and telephone point.



BEDROOM 5

12'9" x 7'4"

A wonderfully versatile room that adapts effortlessly to the needs of a growing family, whether utilised as a nursery, home office, or additional bedroom. The room boasts a fitted grey gloss wardrobe providing excellent storage, whilst characterful wall panelling adds a stylish and distinctive touch. A wall-mounted radiator and uPVC window complete this charming and flexible space.

BATHROOM

8'5" x 5'9"

The family bathroom is a sleek and contemporary space, fully tiled in on-trend grey tones to create a clean and sophisticated finish. Comprising a bath with drench shower over, a wall-mounted grey vanity unit with inset sink, and a low-flush WC, the room offers everything needed for comfortable family living. A wall-mounted grey heated towel rail, inset spotlights, extractor fan, and frosted uPVC window complete this stylish and well-appointed bathroom

BEDROOM 3

16'11" x 11'9"

A fantastic double bedroom making excellent use of its characterful position within the eaves of the home. A full wall of sleek grey gloss sliding wardrobes is cleverly set into the eaves, maximising storage without compromising on space, with a further door leading to additional eaves storage beyond. Two Velux windows flood the room with natural light, whilst an aerial point and wall-mounted radiator ensure the room is as practical as it is comfortable.

BEDROOM 4

13'5" x 12'11"

A further generously sized double bedroom, beautifully appointed with fitted grey gloss wardrobes and matching drawers, providing ample storage solutions in a sleek and stylish finish. A door leads to additional eaves storage beyond, further enhancing the exceptional storage on offer throughout this floor. An aerial point, wall-mounted radiator, and uPVC window complete this comfortable and well-proportioned room.



GARAGE

17'10" x 7'10"

The garage offers fantastic versatility, providing either secure off-road parking or valuable additional storage space — an asset any household will appreciate. Beyond its practical use, the garage also houses an impressive array of the home's key systems. Two high-performance Megaflow cylinders ensure a continuous and generous supply of hot water throughout, whilst a wall-mounted combi boiler keeps the home efficiently heated. The CCTV system provides peace of mind and added security, and the Sonos system — which powers the integrated speakers found throughout the property — is also located here. The solar panel system further enhances the home's credentials, contributing to excellent energy efficiency and reduced running costs. Access is via a convenient electric roller shutter door, with lighting and sockets also provided.

EXTERIOR

The rear garden has been thoughtfully designed to offer a stylish and virtually maintenance-free outdoor space, perfect for entertaining and alfresco living during the warmer months. A generous slate patio wraps elegantly around both the side and rear of the property, providing an extensive area ideal for dining and hosting. A canopy over part of the patio ensures the space can be enjoyed whatever the Great British weather may bring — a truly practical and welcome addition. A sizeable artificial lawn completes the garden, offering a lush and immaculate finish without the upkeep of natural grass. Outdoor lighting and an outdoor speaker create the perfect ambience for evening entertaining, whilst an outdoor tap adds a practical touch. The entire plot is enclosed with sleek composite fencing, providing privacy and a clean, contemporary finish.



OUTBUILDING

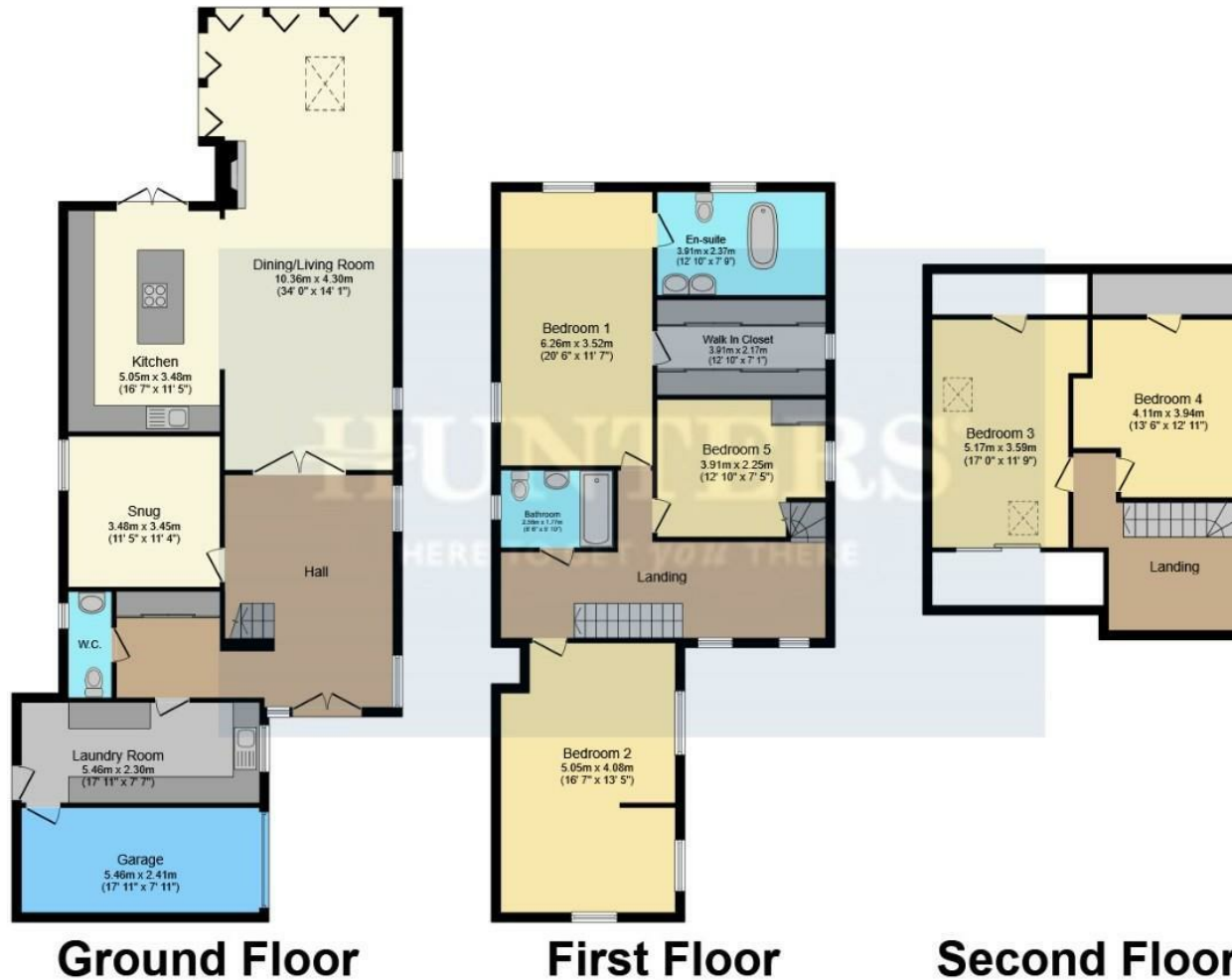
At the foot of the garden sits a truly impressive outbuilding that is sure to capture the imagination. Currently utilised as a games room and bar area, this exceptional space is perfect for entertaining and extends the already outstanding lifestyle offering of this remarkable home. Composite bi-fold doors open directly out onto the garden, creating a seamless indoor-outdoor flow and flooding the space with natural light. Inside, tiled wood-effect flooring sets a stylish tone, whilst a fitted dark grey gloss unit with inset stainless steel sink and drainer with mixer tap, and a wine cooler, ensure the space is as functional as it is impressive. Sockets and spotlights throughout complete the room perfectly. Whether used as a home gym, studio, office, teenage retreat, or retained as the ultimate entertainment space — the possibilities are truly endless.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Total floor area 275.7 sq.m. (2,968 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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