



2 Bocking Lane, Beauchief, Sheffield, South Yorkshire, S8 7BH

Saxton Mee

# 2 Bocking Lane

## Beauchief

Guide Price

# £400,000

GUIDE PRICE £400,000-£425,000

Introducing a fabulous three bedroom detached home on Bocking Lane in the highly sought after area of Beauchief. Ideally positioned with wonderful rear views over the greens of Beauchief Golf Club, this home offers an excellent blend of space, comfort and convenience.

A sweeping in and out driveway provides an impressive entrance, generous parking and access to a garage. Inside, there is a stylish fitted kitchen, downstairs toilet, and a large utility or store room providing excellent practicality. There are two spacious reception rooms, including a dual aspect lounge with bay window to the front and patio doors opening onto the rear garden, plus a separate dining room ideal for entertaining.

To the first floor are three well proportioned bedrooms and a modern family bathroom. The master bedroom benefits from a private balcony with attractive views over the golf course.

The rear garden is a real feature with a lawn, decked seating area for entertaining, and a newly built garden office with electrics, ideal for home working. The garden office also has a separate store room area for extra storage.

The location is highly desirable, close to green spaces including Millhouses Park, Graves Park and Ecclesall Woods, with excellent transport links and access to highly regarded schools.

A fantastic opportunity in a prime and well connected location. Early viewing is highly recommended.



- Fabulous three-bedroom detached home located on sought-after Bocking Lane in Beauchief
- Fitted kitchen with adjoining utility/store room for added practicality
- Two spacious reception rooms, including a dual-aspect lounge with bay window and patio doors
- Master bedroom featuring a private balcony with attractive golf course views
- Generous rear garden with lawn, decked seating area
- Garden office ideal for home working and outside storage, Single garage
- Downstairs WC and 2 bathrooms on the first floor
- Planning Application Reference number 24/03553/FU
- A sweeping in and out driveway
- Lovely views from the rear bedrooms overlooking Beauchief golf course







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

**Banner Cross**  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

**Hathersage**  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

**Bakewell**  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

**Matlock**  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

