

# 15 BOCKING LANE



BLenheim



A STUNNING THREE BEDROOMED  
DETACHED HOME LOCATED IN  
A HIGHLY SOUGHT-AFTER AREA,  
WELCOME TO 15 BOCKING LANE.

*This modern residence is perfectly suited to family living, offers gorgeous living spaces and has a well-maintained, private rear garden with a heated swimming pool and outdoor living kitchen.*





DINING KITCHEN

The ground floor comprises the main living areas, including a bay-windowed lounge that is filled with natural light.

Designed for spacious hosting and entertaining, the lounge features double doors opening into a superb dining kitchen, complete with Velux roof windows, and further double doors that seamlessly connect the indoor and outdoor spaces. The ground floor also has an integral garage and a WC, whilst the first floor offers three double bedrooms and a family bathroom.

To the front, the property boasts a striking stone façade and three off-road parking spaces, securely positioned behind an electrically operated gate. To the rear, the garden provides a private and luxurious outdoor retreat. A raised, stone flagged seating terrace enjoys views of Chancet Woods, while the heated outdoor swimming pool with a waterproof retractable television, offers the perfect place to unwind. Beyond this lies a charming, low-maintenance south-facing garden featuring a water feature, rockery, and a variety of planting. Completing the outdoor space is a substantial south-westerly facing outdoor kitchen with lighting, power, rotisserie, and sink – ideal for entertaining and garden parties.

15 Bocking Lane is situated with easy access to various local conveniences including supermarkets, public houses, cafes, golf clubs and good local schooling. There is also a superb range of scenic walking trails, including Ecclesall Woods, Graves Park and Millhouses Park. Additionally, there is easy access to Sheffield city centre and commuting is made easier by the close proximity to Dore & Totley train station, which provides connections to prominent cities such as Manchester, Leeds, York, and Nottingham. The Peak District National Park is accessible within a drive of approximately 15 minutes.

**The property briefly comprises of on the ground floor:** Entrance hallway, cloaks cupboard, WC, store, lounge, dining kitchen and integral garage.

**On the first floor:** Landing, bedroom 3, bedroom 1, bedroom 2 and family bathroom.

**Outbuildings:** Outdoor living kitchen.



# GROUND FLOOR

*A Solidor security door opens to the entrance hallway.*

## Entrance Hallway

Having recessed lighting, a central heating radiator and oak flooring. Double timber doors with glazed panels open to the cloaks cupboard. Timber doors open to the WC and store. Timber doors with double glazed panels open to the lounge and dining kitchen.

## Cloaks Cupboard

With cloaks hanging.

## WC

Being fully tiled with recessed lighting, an extractor fan and marble tiled flooring with under floor heating. A suite in white comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap.

## Store

A useful area for storage.

## Lounge

19'7 x 13'1 (5.96m x 4.00m)

A beautiful lounge with a front facing aluminium double glazed bay window with stone mullions, coved ceiling, recessed lighting, central heating radiators, TV/aerial points and deep skirtings. The focal point of the room is the decorative, marble tiled fireplace. Timber double doors with double glazed panels open to the dining kitchen.

## Dining Kitchen

28'0 x 13'8 (8.53m x 4.17m)

A sizeable dining kitchen that has Velux roof windows, rear facing aluminium double glazed windows, recessed lighting, exposed stone walling, central heating radiator and marble tiled flooring with under floor heating. There are a range of fitted base/wall and drawer units incorporating a timber work surface, tiled splash backs and an inset 2.0 Rangemaster Belfast-style sink with a chrome mixer tap. Appliances include a Rangemaster cooker with a five-ring gas hob, extractor vent and a dishwasher. There is the provision for a full-height fridge. To one corner of the room is a purpose-built bar. A timber door opens to the integral garage and aluminium double doors with double glazed panels open to the rear of the property.

## Integral Garage

23'4 x 8'11 (7.10m x 2.71m)

With an up-and-over electric door, light and power.



DINING KITCHEN



DINING KITCHEN



ENTRANCE HALLWAY



DINING KITCHEN



DINING KITCHEN



LOUNGE



LOUNGE



LOUNGE

# FIRST FLOOR

From the entrance hallway, a staircase with a timber handrail and balustrading rises to the:

## First Floor

### Landing

Having a side facing UPVC double glazed window and recessed lighting. Access can be gained to the loft. Timber doors open to bedroom 3, bedroom 1, bedroom 2 and the family bathroom.

### Bedroom 3

8'2 x 7'9 (2.50m x 2.37m)

A double bedroom with a rear facing aluminium double glazed window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator.

### Bedroom 1

12'0 x 11'0 (3.67m x 3.35m)

A large double bedroom with a rear facing aluminium double glazed window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator.

### Bedroom 2

11'10 x 11'0 (3.60m x 3.35m)

A further double bedroom with a front facing aluminium double glazed window, coved ceiling, pendant light point with a decorative ceiling rose and a central heating radiator. Fitted furniture includes short hanging and shelving.

### Family Bathroom

Being fully tiled with a front facing aluminium double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. A suite in white comprises a low-level WC and two Vitra wash hand basins with chrome mixer taps. There is a freestanding bath with a chrome mixer tap and to one corner is a walk-in shower with a rain head shower, an additional hand shower facility and a glazed screen.



BEDROOM 2



BEDROOM 3



BEDROOM 1



FAMILY BATHROOM

# EXTERIOR & GARDENS

From Bocking Lane, an electric operated stainless steel gate with Iroka hardwood panelling opens to the front of the property, where there is exterior lighting and a stone block paved drive that provides parking for three vehicles. Access can be gained to the main entrance door and the integral garage.

To the left side, a block paved path continues to a timber gate which opens to the rear.

To the rear is a large, raised stone flagged seating terrace with exterior lighting, an electric heater and a water tap. Access can be gained to the dining kitchen.

Inset into the right side of the seating terrace is a heated swimming pool with gold leaf edging tiles, lighting, underwater multicolour LED lighting and a retractable waterproof 65" television. The plant for the swimming pool is located underneath the raised seating terrace and is WiFi controlled via an app.

From the seating terrace, steps descend to the rear garden which is mainly laid to lawn and has a variety of mature trees, hedging, a water feature, rockery and perimeter up-lighters.

To the bottom of the garden is the:

## Outdoor Living Kitchen

19'8 x 13'9 (6.00m x 4.20m)

A fabulous living kitchen with a large oak pergola, power, lighting and an electric heater. There is an outdoor cooking area with a rotisserie and a sink with a chrome mixer tap.

At the end of a garden a secure timber access gate opens to a path which leads to Chancet Wood, making it ideal for dog walkers.

The garden is enclosed by Birchover stone walling, timber fencing and hedging.











# GROUND FLOOR/ OUTSIDE

Total Approximate Floor Area (Including Outbuilding):  
1650 SQ.FT. (153.2 SQ.M)

Ground Floor Approximate Floor Area (Including Garage):  
947 SQ.FT. (87.9 SQ.M)

Outdoor Living Kitchen Approximate Floor Area:  
226 SQ.FT. (21.0 SQ.M)



# FIRST FLOOR

First Floor Approximate Floor Area:  
477 SQ.FT. (44.3 SQ.M)



BEDROOMS <b>3</b>	BATHROOMS <b>2</b>
LIVING ROOMS <b>2</b>	SQFT <b>1,650</b>
TENURE <b>Freehold</b>	COUNCIL TAX <b>D</b>

## Services

Mains gas, mains electricity, mains water and mains drainage. The broadband is fibre and the mobile signal quality is good.

## Rights of Access & Shared Access

None.

## Covenants, Easements, Wayleaves & Flood Risk

None and the flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		73
55-68	D	60	
39-54	E		
21-38	F		
01-20	G		

# 15 BOCKING LANE

Sheffield, South Yorkshire S8 7BG

Guide Price  
£625,000–  
£650,000

Viewing strictly by appointment with  
our consultant on: 0114 358 2020

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