

Saxton Mee

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Knowle Lane Ecclesall Sheffield S11 9SJ
Offers Around £685,000



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Located in what is undoubtedly one of Sheffield's finest suburbs is this wonderful four bedroom detached family home. Beautifully presented throughout the property has a blend of period features along with modern fixtures and fittings and enjoying stunning views over Sheffield. On the ground floor the accommodation briefly comprises a small porch which leads into a welcoming entrance hall, a bay windowed living room to the front aspect that has a log burning stove and hardwood flooring that continues through to the dining area which has French doors to the rear garden, and opens to an impressive kitchen diner. The kitchen has a range of shaker style doors with contrasting resin worktops, an integrated Bosch dishwasher, integrated Bosch microwave, a range cooker, and a breakfast bar area which has a solid wood worktop. From the kitchen, stairs lead down to an extremely useful utility area that has space and plumbing for both a tumble dryer and a washing machine. On the first floor there is a bay windowed double bedroom to the front aspect which has fitted wardrobes and takes full advantage of the impressive views, a second double bedroom to the rear aspect, a third bedroom which comfortably takes a large single bed, and a well appointed family bathroom that has a white suite which includes a claw foot bath and a separate shower enclosure. From the landing area stairs lead to a further double bedroom which has two Velux windows, an ensuite shower room, and a walk-in wardrobe.

- STUNNING DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO BATH/SHOWER ROOMS
- OPEN PLAN LIVING
- SEPARATE UTILITY ROOM
- FABULOUS SIZED GARDEN
- BEAUTIFULLY PRESENTED
- IMPRESSIVE VIEWS
- HIGHLY SOUGHT AFTER LOCATION
- GOOD SCHOOL CATCHMENT





OUTSIDE

To the front of the property is a block paved driveway which provides off road parking for several cars and leads to a single garage. Alongside this there is a landscaped front garden that has paved steps, a lawn area, and a variety of well established plants and shrubs. At the rear is a superb sized private garden which comprises a stone paved patio terrace, large lawn area, planted beds, and mature hedging as well as some well established trees.

LOCATION

Number 108 is located between the junctions of Hooper Avenue and Harley Road. A hugely popular location partly due to the proximity of the excellent local schools including Ecclesall Primary, High Storrs, and Silverdale secondary schools. There is a small but very convenient selection of shops located at nearby Bents Green which includes the extremely popular Kringle Danish bakery, a butchers, chemist and Post Office/convenience store. Regular bus routes can be found within walking distance, and both Ecclesall Road and Sheffield City Centre are easily accessible. The glorious outdoor scenery of the Peak District is just a short distance away as you head up Knowle Lane and out through Ringinglow Road.

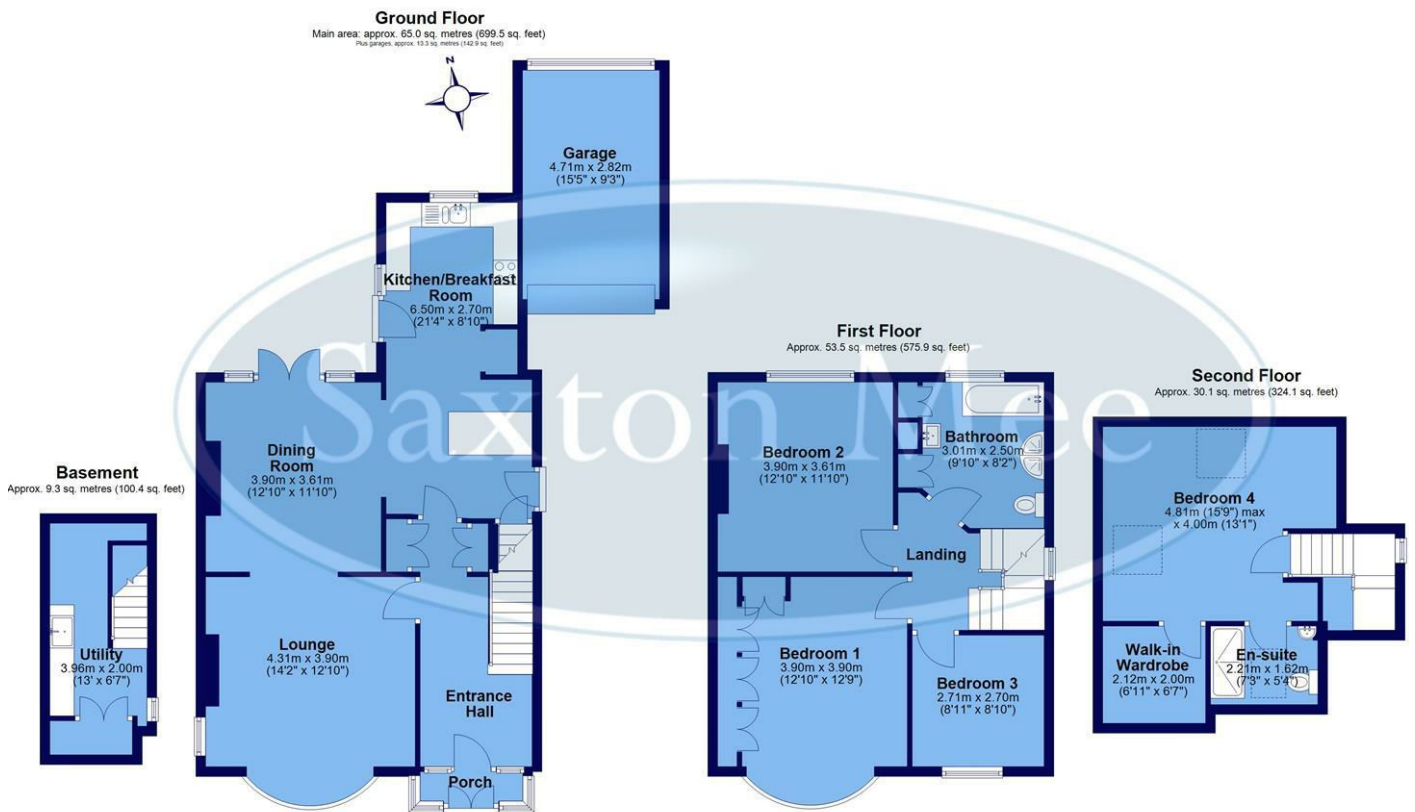
MATERIAL INFORMATION

The property is Freehold, and is council tax band F (£2973).

VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



Main area: Approx. 157.9 sq. metres (1699.9 sq. feet)
Plus garages, approx. 13.3 sq. metres (142.9 sq. feet)
All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
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www.saxtonmee.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-101) A		(81-91) A	
(81-91) B		(61-81) B	
(69-80) C		(55-60) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(11-20) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
56	75	52	72
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC