



Bocking Lane, S8 7BG

Guide Price £375,000

*** Guide Price: £375,000 – £400,000 ***

A fabulous opportunity has arisen to purchase this attractively presented and spacious, detached bungalow, located in this highly desirable residential suburb. The property benefits from UPVC double glazed windows and central heating throughout. The accommodation briefly comprises: entrance hallway, lounge, modern kitchen with integrated appliances, large conservatory, three double bedrooms, family bathroom, attractive rear garden, driveway and garage to the front. The property is within walking distance of local amenities, falls within the catchment area for reputable schools, and is well served by a good public transport system. An internal viewing is essential to appreciate the true size and standard of accommodation on offer.

Tenure: Freehold



Entrance Porch

Accessed via a front facing composite door with obscured glass, the porch features laminate flooring and a further timber door with obscure glazing leading into the hallway.

Entrance Hallway

With carpeted flooring, a useful coat cupboard, gas central heating radiator, and loft hatch with pull-down ladder providing access to a partially boarded loft.

Shower Room

8'5" x 4'5" (2.59m x 1.36m)

Modern and stylish, featuring a corner shower cubicle with electric shower and tiled splashbacks, half-tiled walls, low flush WC, vanity sink with chrome mixer tap, towel-effect flooring, and a central heating radiator.

Lounge

15'3" x 9'9" (4.65m x 2.98m)

A bright and spacious living area with side facing UPVC double glazed window, laminate flooring, gas central heating radiators, and glass-panelled French doors opening into the conservatory.

Kitchen

10'5" x 8'7" (3.19m x 2.63m)

Fitted with a range of cream wall and base units with contrasting square-edged wood-effect worktops. Includes a one and a half bowl sink with swan neck mixer tap, four-ring gas hob, electric oven, microwave oven, and integrated fridge, freezer, and dishwasher. The kitchen also benefits from tiled splashbacks, laminate flooring, rear-facing UPVC window, and side UPVC door providing access to the garden.

Conservatory

13'1" x 9'8" (4.01m x 2.95m)

A bright and versatile living space featuring laminate flooring, gas central heating radiator, UPVC double glazed windows, and French doors leading out to the rear garden. The conservatory benefits from a solid tiled roof, installed by SolarFrame in March 2023, with a 25-year guarantee, making it a comfortable space for year-round use.

Bedroom One

9'6" x 14'3" (2.92m x 4.35m)

A spacious double room with front facing UPVC double glazed bay window, carpeted flooring, large mirrored built-in wardrobes, and gas central heating radiator.

Bedroom Two

8'5" x 14'0" (2.57m x 4.27m)

Another good-sized double bedroom with front facing UPVC double glazed window, fitted mirrored/frosted wardrobes, carpeted flooring, and gas central heating radiator.

Bedroom Three

10'2" x 8'1" (3.11m x 2.47m)

Further bedroom or ideal home office with side facing UPVC double glazed window, carpeted flooring, and gas central heating radiator.

Outside



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The property boasts a stunning, fully enclosed rear garden that has been thoughtfully landscaped. A raised composite decked seating area offers the perfect space for entertaining, while a paved patio leads to a second seating area at the end of the garden. The lawn is surrounded by mature planting, enhancing privacy and visual appeal. Two charming summer houses, currently used as art studios, provide excellent additional space. A side pathway offers access to the rear garage, which benefits from power and lighting, making it ideal for storage or workshop use.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents

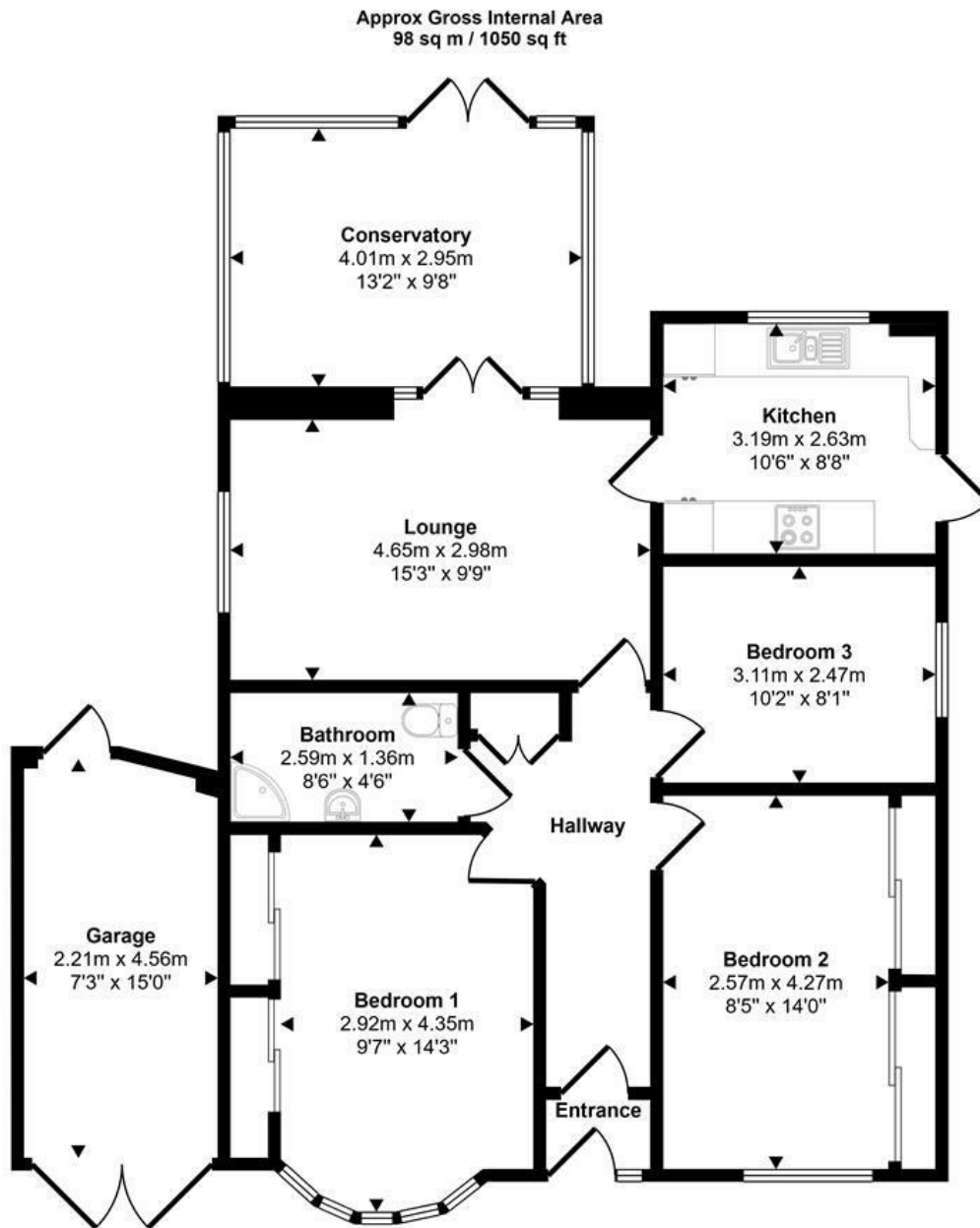


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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	71
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	64	66
England & Wales		
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