



3 Brocco Bank, Botanical Gardens, Sheffield, S11 8RQ



3 Brocco Bank

Botanical Gardens

Guide Price

£780,000

GUIDE PRICE £780,000-£800,000

Offered for sale with NO CHAIN is this imposing and double fronted stone built Victorian detached family residence with four bedrooms, three bath/shower rooms, having been sympathetically and tastefully upgraded with great care and attention to detail by the current owner to a very high standard.

The accommodation comprises: A welcoming reception hall, cloakroom and ground floor W/C. Access to the vast cellar space ideal for storage. Stylish breakfasting kitchen with a range of built-in appliances opening through to a large family room, utility room, large through lounge/diner with stunning feature fireplace. On the first floor accessed via a bright and spacious landing with roof lantern can be found the master bedroom suite with en-suite dressing room and large en-suite shower room, bedroom two with en-suite shower room and a further two good sized bedrooms and main family bathroom.

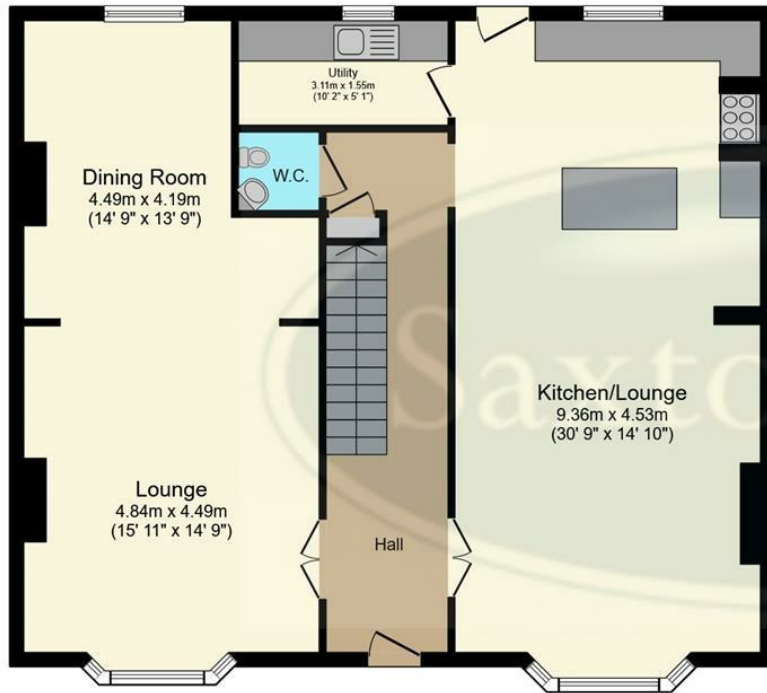
Outside is an attractive front garden with lawn and space to sit out, with steps leading down to Brocco Bank. To the rear is a spacious courtyard area, ideal for sitting out and off-road parking accessed from Botanical Road.

Tenure: Freehold.
Council Tax: Band F.

- Stunning Victorian Residence
- Ideal For A Family With Excellent Schools Close By
- Four Bedrooms/Three Bathrooms
- Off Road Parking To The Rear
- Convenient Location Close To Ecclesall Road
- No Onward Vendor Chain
- Tenure: Freehold
- EPC Rating: E
- Council Tax Band: F
- Viewing Via Banner Cross Office







Ground Floor



First Floor

Total floor area 205.7 m² (2,214 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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