



1 Broomcroft Park, Whirlow, Sheffield, S11 9NZ

Saxton Mee



# 1 Broomcroft Park

## Whirlow

Offers Around

# £1,000,000

Delightfully situated in this small, exclusive development on this quiet and leafy backwater in the heart of Whirlow a very well-proportioned five Bedroom, two Bathroom, detached, executive family home on a good plot.

Strikingly attractive in stone and with stone mullion windows, the accommodation comprising; broad Reception Hall, Cloakroom, large Sitting room with French windows to rear, separate Family room, Breakfast Kitchen with a range of built in appliances and adjacent dining area, Utility room, integral double Garage. On the first floor; stunning galleried Landing, large Master Bedroom with ensuite dressing room and ensuite shower room, four further double Bedrooms and family Bathroom with full suite and separate shower.

Outside; double width Driveway giving access to the integral double Garage, attractive landscaped front garden, and to the rear and side a well-stocked and maintained walled garden with entertaining terrace.

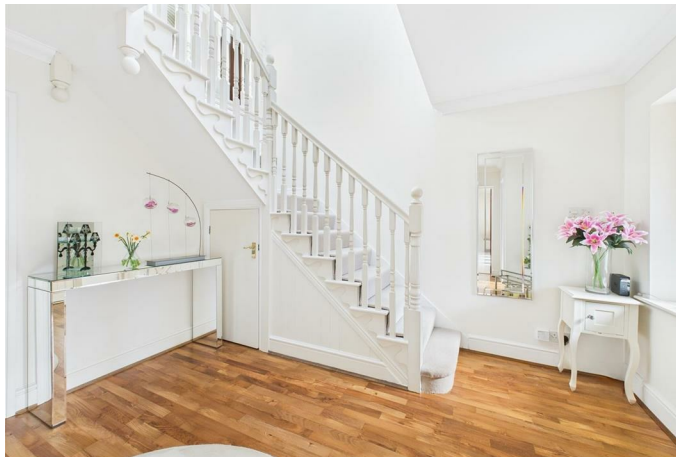
Whirlow is an exclusive suburb of Sheffield with first class schools being in catchment for Silverdale and Dobcroft, local sports club at Abbeydale and nearby golf and tennis. Within walking distance of Whirlow Farm and open countryside of the Peak District.

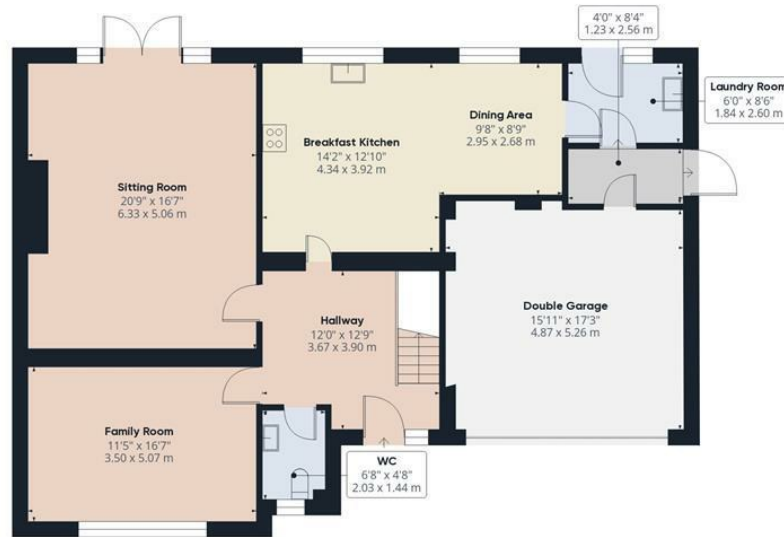


- Attractive Stone Built Substantial Family Home
- Five Bedrooms, Two Bathrooms
- Small Exclusive Cul-de-sac and Lovely Plot
- Stone Mullion Windows and Good Spec.
- Large Drawing Room and Separate Family Room
- Integral Double Garage
- Large Master Bedroom with Ensuite Dressing Room and Ensuite Shower Room
- Attractive Grounds and Adjoining Woodland
- Excellent Catchment Area for Schools
- Walking Distance of Nearby Sports Facilities and Peak District National Park









Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

2571.82 ft<sup>2</sup>  
238.93 m<sup>2</sup>

**Reduced headroom**

5.83 ft<sup>2</sup>  
0.54 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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