



18 Broad Elms Lane, Ecclesall, Sheffield, S11 9RQ

Saxton Mee



# 18 Broad Elms Lane

## Ecclesall

Guide Price

# £800,000

Guide Price £800,000 to £825,000

Occupying a generous plot in the highly sought after Parkhead area, this stunning five-bedroom semi-detached property is a rare find—offering exceptional space, elegant features, and a sensational garden. Beautifully upgraded and meticulously maintained, the home blends character and style with modern living, perfect for growing families or those seeking a forever home.

The property is ideally positioned within easy reach of excellent local schools, shops, transport links, and an abundance of green spaces, making everyday life both convenient and enriching.

Step inside to discover a home brimming with charm and character. The ground floor boasts two spacious reception rooms, a beautiful bay fronted living room and at the rear- a stylish family room, and a large kitchen/dining room —the heart of the home—ideal for entertaining or relaxed family time. From here, doors open onto the fabulous garden, creating a seamless indoor-outdoor flow perfect for summer gatherings. A downstairs W.C. and integral garage provide added convenience.

Upstairs, the home offers five generously sized bedrooms. The first floor hosts four bedrooms, including three spacious doubles and a versatile fifth bedroom or study, along with a modern family bathroom. The entire top floor is dedicated to a luxurious master suite, complete with en-suite bathroom and dressing area plus ample storage —offering a true retreat feel.

Outside, the garden is a true haven. Carefully landscaped and well maintained, it features a selection of seating areas for dining or relaxation, a vast lawn and a soft fruit and vegetable garden along with a charming pond that adds to the tranquil atmosphere. Whether entertaining guests or enjoying a quiet evening outdoors, this garden offers something special.

With over 2,290 sq.ft. of versatile living space, this impressive home combines space, style, and an exceptional location—making it a truly rare opportunity.



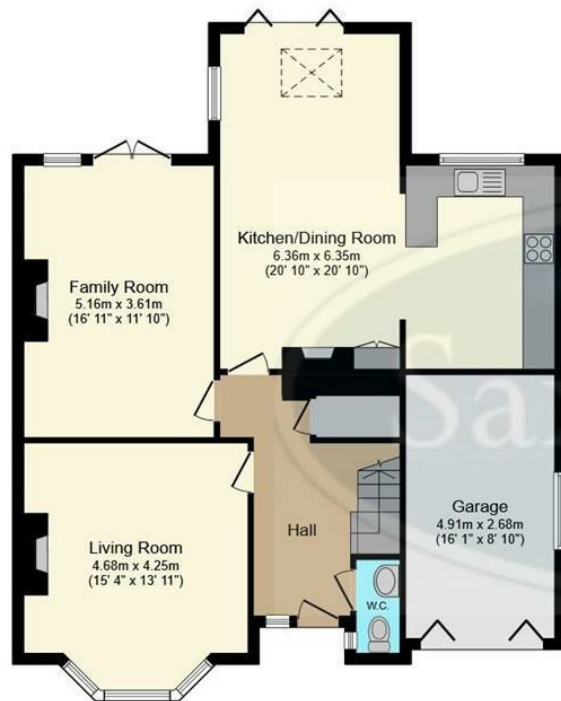
- A house bursting with charm and character in the popular location of Parkhead
- Five Bedrooms, family bathroom and en-suite to the master
- Two spacious reception rooms plus an extended open plan kitchen diner and a downstairs WC
- The block paved driveway provides parking for ample vehicles
- Spacious accommodation spanning over three floors
- Stunning solid oak floors and stained glass windows creates a welcoming atmosphere
- A beautiful and sizeable garden to the rear is the perfect retreat
- Located close to desirable local schools, amenities, transport links and easy access to green spaces
- Internal viewings are highly recommended to fully appreciate the space and light on offer here
- Viewings Via Banner Cross Office











### Ground Floor

Floor area 100.7 sq.m. (1,084 sq.ft.)



### First Floor

Floor area 67.3 sq.m. (725 sq.ft.)



### Second Floor

Floor area 45.5 sq.m. (490 sq.ft.)

**Total floor area: 213.5 sq.m. (2,298 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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**Saxton Mee**