



25 Botanical Road, Botanical Gardens

Sheffield

Guide Price £650,000 - £675,000

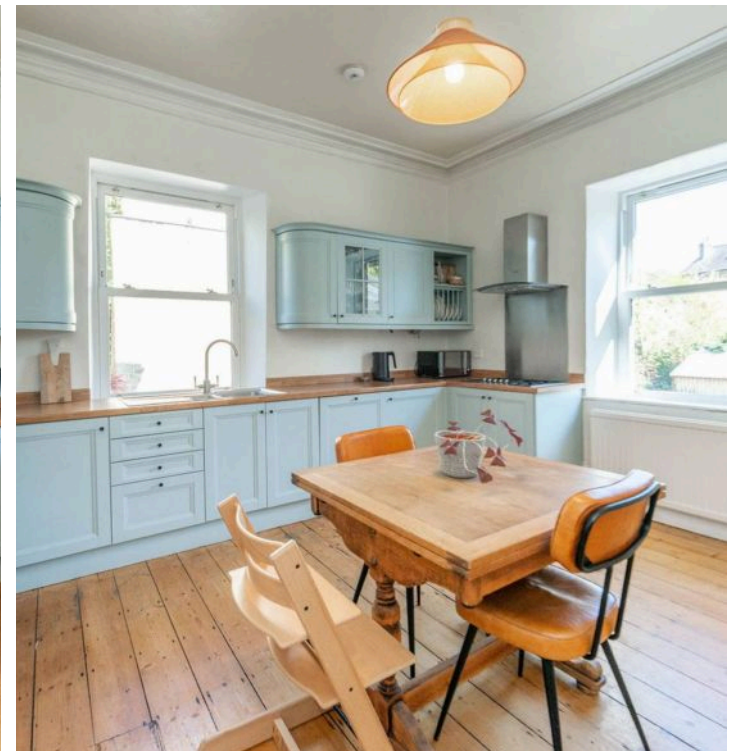
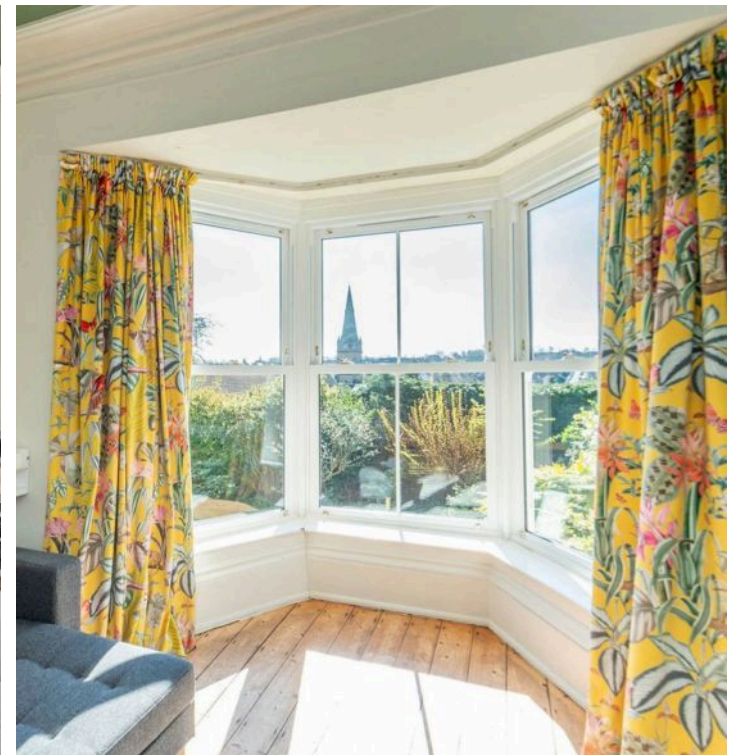
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Botanical Gardens, Sheffield

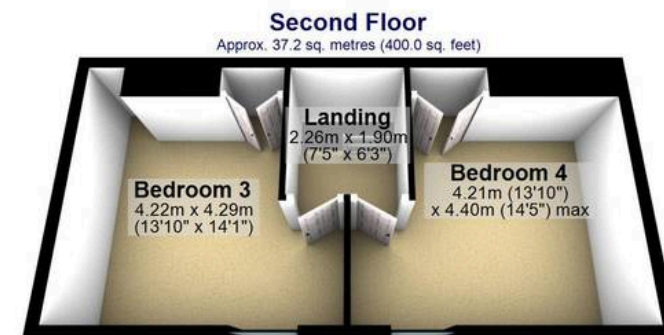
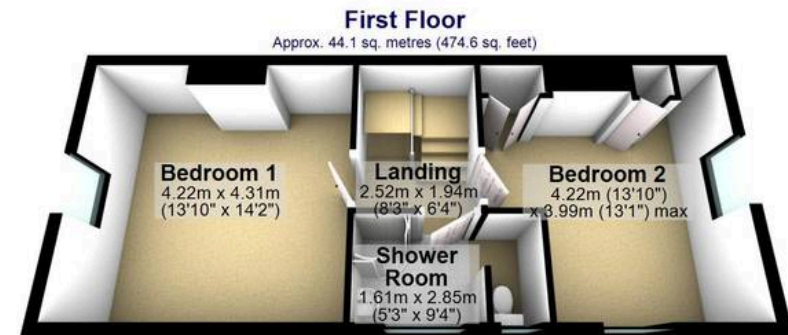
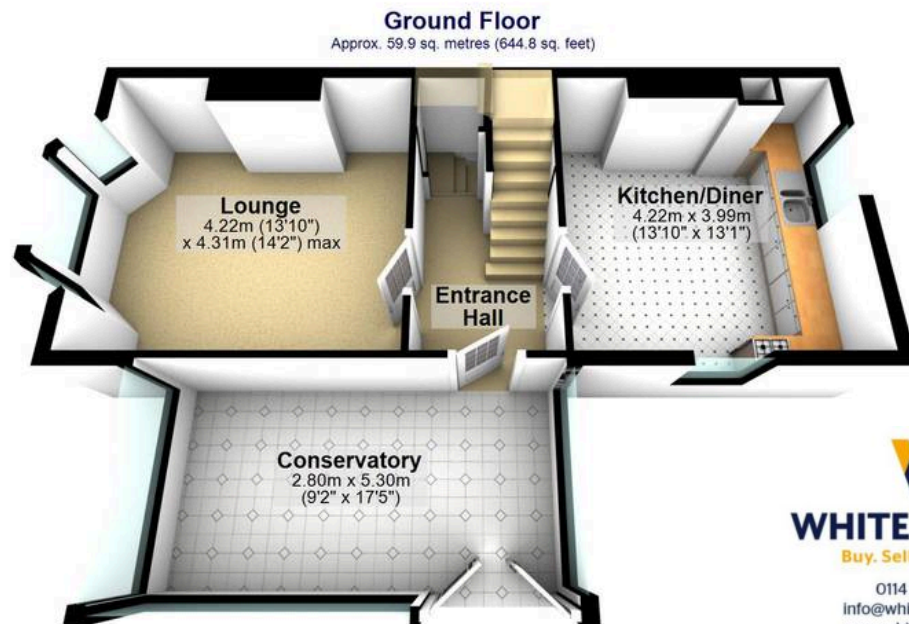
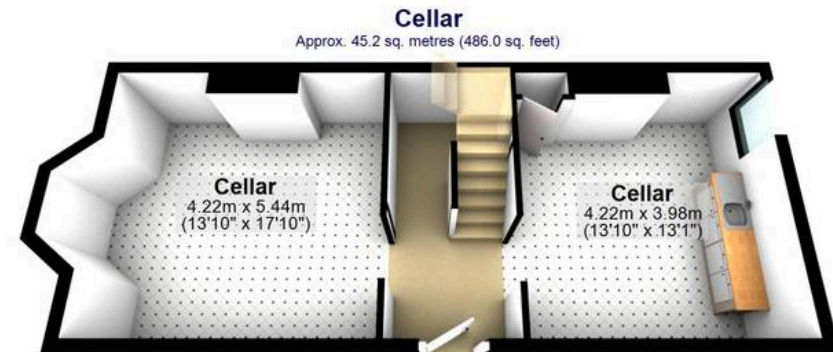
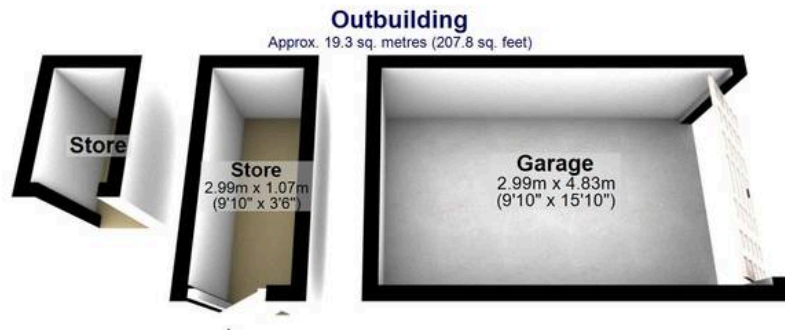
An incredibly rare opportunity has arisen to purchase this strikingly attractive, four double bedroom, stone built, family home. With vast as yet untapped potential to fully convert the lower ground floor rooms to become a part of the internal home if required. With four superb floors of light and spacious accommodation that total an impressive 2,213 sq feet it's easy to say this property will be popular with the growing family market looking for a forever home. Retaining numerous beautiful original period features, character and charm associated with a property from this era the property has been carefully updated with modern and contemporary vibe in the bespoke, hand fitted kitchen that creates a seamless transition from old to new. With a fabulous large bay windowed sitting room that enjoys some tasteful views over the garden and beyond to Ecclesall, ample driveway for two vehicles and single garage.

Council Tax band: D Tenure: Freehold

- Quiet tucked away position on this private part of the road
- Fabulous four double bedroom stone built semi detached family home
- Offering an incredibly rare opportunity to market for a property of this size and calibre
- Substantial plot with large garden, single garage and parking for 2-3 cars
- Excellent schooling catchments including Hunters Bar juniors and High Storrs secondary
- Huge opportunity to fully convert the lower ground floor








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Total area: approx. 205.6 sq. metres (2213.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.