







20 Southbourne Road

Broomhill • Sheffield • S10 2QN

Offers in the Region of £850,000

Dating back to 1870 is a stunning stone built, 5 double bedrooms and 3-bathroom semi-detached property, located on a desirable road, within walking distance of the Botanical Gardens. Beautiful family home, offering flexible, generously proportioned accommodation, measuring an impressive 4085sq ft, arranged over 3 levels. Retaining many period features, infused with modern fixtures and stylish décor. Benefits from combination gas central heating, secondary glazing in parts, landscaped gardens, and car parking for numerous vehicles. Close to highly regarded schools. Freehold. No chain. Impressive, covered entrance and period front door leads into a welcoming hallway. The ground floor comprises of two reception rooms, both complemented by ornate coving, fabulous feature fireplaces, presented with stylish décor, and filled with natural light. Overlooking the rear garden is a bespoke Neptune designed kitchen fitted with Farrow & Ball painted wooden units, Iroko wooden worktops, and a Statuary Marble breakfast bar. Appliances included in the sale include an Everhot Stove and dishwasher. The cellar provides useful storage, a utility room, and a dog shower. The first floor comprises of three generously proportioned double bedrooms, the main bedroom with an en-suite bathroom fitted with a 3-piece white suite. A separate shower room is majority tiled, incorporating walk in shower, floating hand wash basin, and chrome heated towel rail. The second floor has a versatile landing area offering access to the loft space, along with two further double bedrooms, offering far reaching views, and a separate shower room. Externally, a driveway provides off street parking for multiple vehicles and adjoins an attractive front garden, with the house set-back from the road. Through secure gates is superb entertaining space with a Pergola and access to the kitchen. Steps descend to an immaculate, landscaped garden, designed with raised beds, complemented by established and colourful planting. Southbourne Road is situated opposite the Botanical Gardens and is just a short walk away from the Royal Hallamshire Hospital and University. A popular location with great transport links and reputable schools close by.





- Stunning Semi-Detached Dating Back to 1870
- 5 Double Bedrooms & 3 Bathrooms
- Measuring an Impressive 4085 sq ft
- Period Features Infused with Modern Decor
- Beautiful Interior. A Must See.
- Reputable Schools within Catchment
- Landscaped Front & Rear Gardens
- Off Street Parking for Multiple Vehicles
- Freehold & No Onward Chain
- Council Tax Band F, EPC TBC



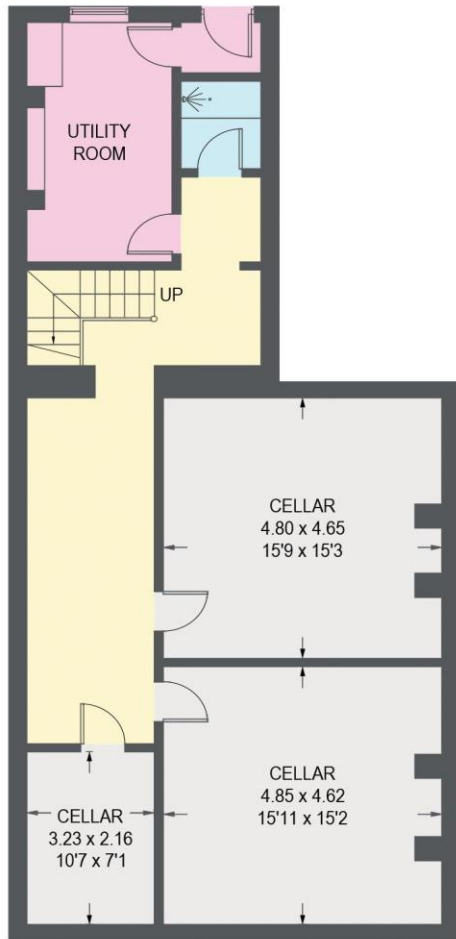
20 SOUTHBOURNE ROAD

APPROXIMATE GROSS INTERNAL AREA = 270.1 SQ M / 2906 SQ FT

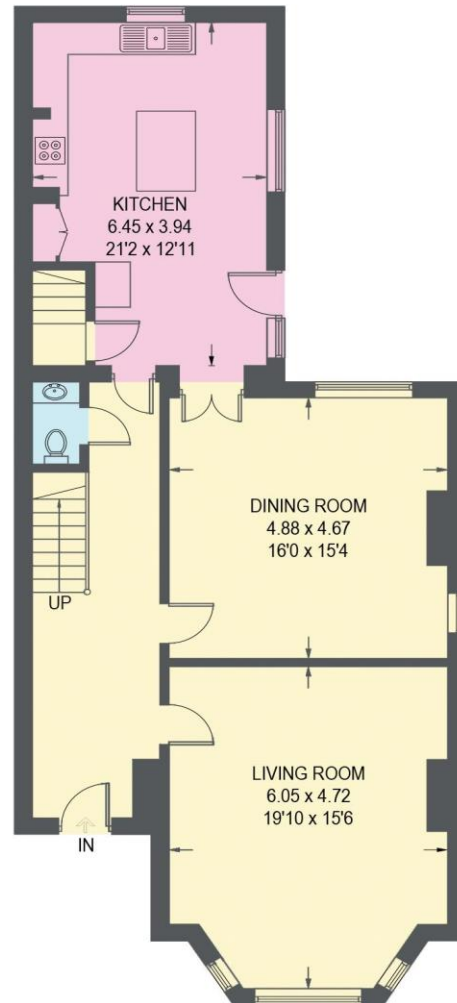
CELLAR = 97.3 SQ M / 1047 SQ FT

GARDEN STORE = 12.3 SQ M / 132 SQ FT

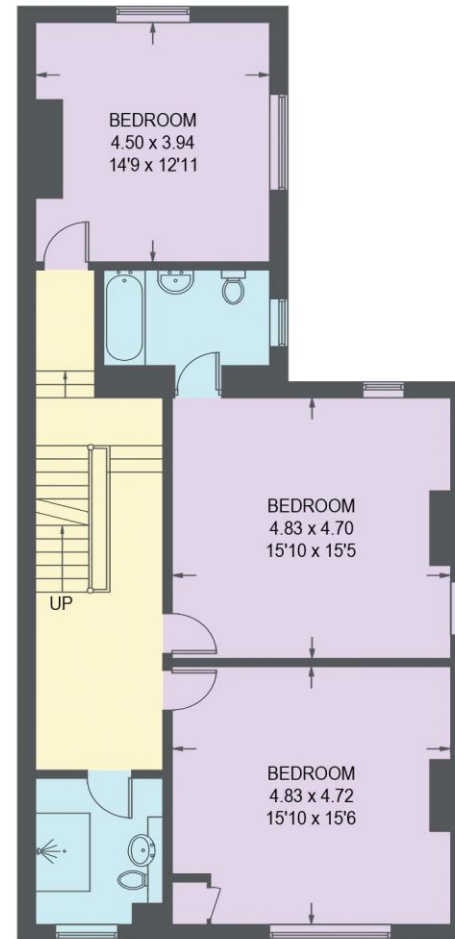
TOTAL = 379.7 SQ M / 4085 SQ FT



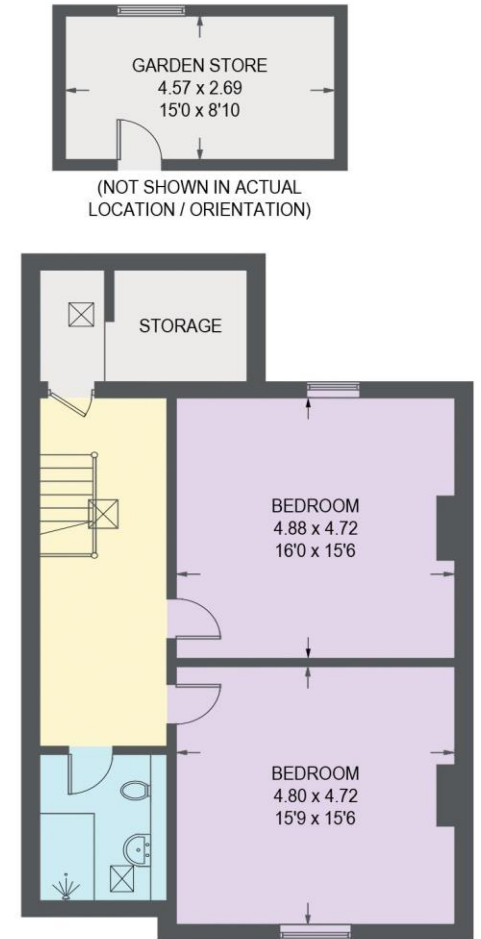
CELLAR
97.3 SQ M / 1047 SQ FT



GROUND FLOOR
96.3 SQ M / 1036 SQ FT



FIRST FLOOR
97.1 SQ M / 1045 SQ FT



SECOND FLOOR
76.7 SQ M / 825 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868