







12 Welburn

222 Graham Road • Ranmoor • Sheffield S10 3GS

Guide Price £1,250,000 - £1,300,000

Located in one of Sheffield's most sought after suburbs is a stone built 5-bedroom and 4-bathroom attractive, detached family home measuring an impressive 4,363 sq.ft, surrounded by lovingly maintained, stunning landscaped gardens. Generously proportioned, flexible accommodation over three floors, occupying an enviable plot, with a pleasant outlook. Features a gated driveway, double garage, gas central heating and double-glazed sash windows. Freehold and no chain. The ground floor features three spacious, beautifully presented reception rooms. An elegant lounge is complemented by an ornate feature fireplace, a separate sitting room, filled with natural light and pleasant garden outlook, and a dining room complete with twin front facing sash windows. The dining kitchen creates the hub of the home fitted with shaker style units, topped with granite worktops and French doors which create a direct link with the garden. Freestanding appliances are available via separate negotiation. There is the potential to create an open plan design with the kitchen and the dining room, subject to any necessary consents. The lower ground offers great potential and flexibility, comprising of a generous utility room, spacious double room with an en-suite shower room, and internal access to the garage, housing 2 Vaillant boilers and a tool room. The first floor comprises of four double bedrooms with superb garden outlooks. The main bedroom is dual aspect, designed with fitted wardrobes and an ensuite bathroom. Three other bedrooms have fitted wardrobes. The family bathroom is equipped with a 4-piece white suite, separate corner shower, styled with tiling, and a chrome heated towel rail. The first-floor landing provides access to a substantial area of boarded loft. Externally, a block paved driveway provides off street parking for multiple vehicles leading to a double garage, fitted with electric doors. The stunning, lovingly maintained landscaped lawns wrap around the property, filled with an array of colourful planting, mature bushes and trees, and multiple seating areas, appreciating the superb outdoor space. Graham Road is well-placed for local shops and amenities within Ranmoor, Broomhill, Fulwood and Crosspool. There are several reputable schools within catchment as well as local parks including Bingham and Endcliffe. Excellent transport links with easy access to the city centre, hospitals, universities and the Peak District beyond.





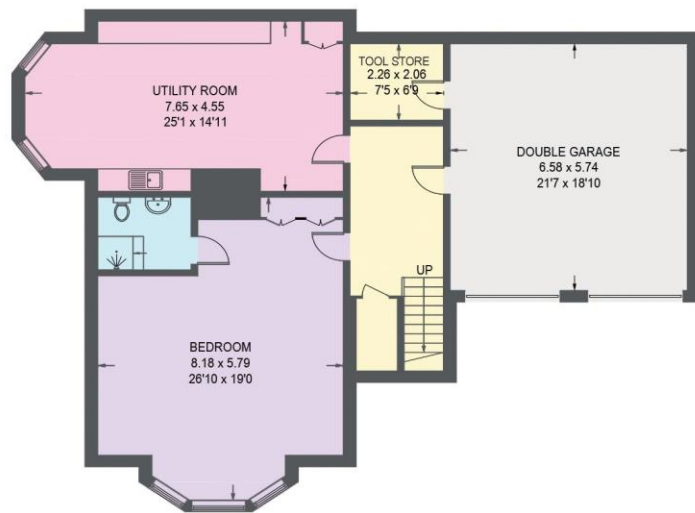
- Fabulous Detached House in Ranmoor
- 5 Double Bedrooms & 4 Bathrooms
- Spacious with 4,363 sq.ft over 3 Floors
- Flexible Light & Airy Accommodation
- 3 Versatile Spacious Reception Rooms

- Excellent School Catchment
- Stunning Landscaped Gardens
- Gated Driveway & Double Garage
- Freehold & No Chain
- Council Tax Band G, EPC C

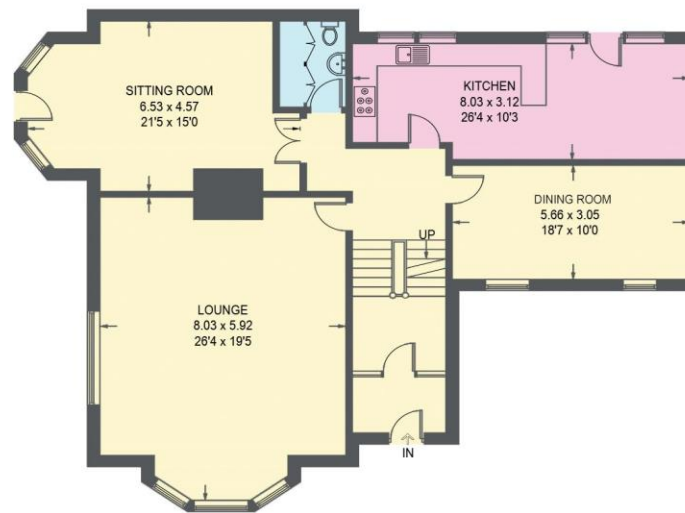


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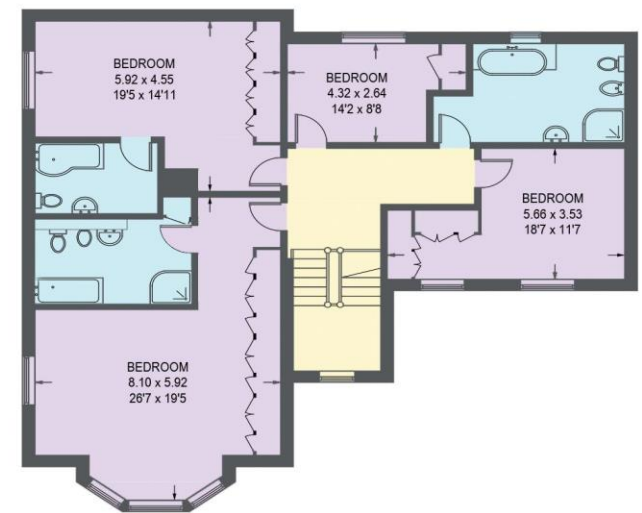
APPROXIMATE GROSS INTERNAL AREA = 405.4 SQ M / 4363 SQ FT
(INCLUDING DOUBLE GARAGE)



LOWER GROUND FLOOR (INCLUDING DOUBLE GARAGE)
136.6 SQ M / 1470 SQ FT



GROUND FLOOR
139.2 SQ M / 1498 SQ FT



FIRST FLOOR
129.6 SQ M / 1395 SQ FT

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



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