







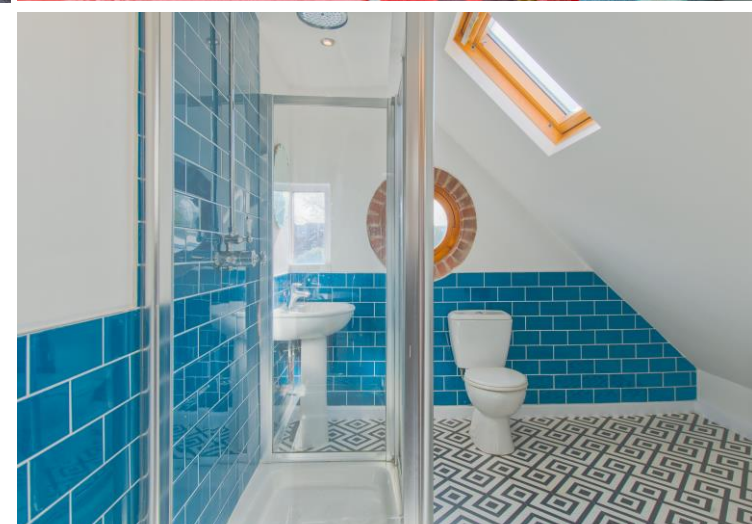
54 Southgrove Road

Botanical Gardens • Sheffield • S10 2NQ

£750,000

A stunning 4 bedroom semi detached. Superbly presented and styled throughout with modern fixtures and fittings which complement the original features retained, providing a wonderful characterful family home which has a real wow factor. Benefitting from a lovely, enclosed south facing garden to the rear directly adjoining and with views into the Botanical Gardens. On the ground floor an entrance door opens into a reception lobby with an inner door opening to a reception hallway, with stunning parquet flooring which continues throughout the majority of the ground floor. The bay windowed living room is superbly proportioned with original fireplace, shutters to the bay window and useful built in storage. The kitchen is comprehensively fitted with matching wall and base units, complemented by a granite work surface and space for a full range of appliances. There is a versatile family room with feature fireplace and a lovely light and airy dining area with access directly into the garden. On the 1st floor are 3 well proportioned bedrooms, and the stylish family bathroom. On the second floor is a further double bedroom with separate dressing room/study which leads to a well fitted shower room. Eaves storage and cellar storage. Outside to the front is a lovely well stocked shrub garden, to the rear is a fully enclosed south facing family garden. with patio providing outside sitting and entertaining space. level lawn and attractive range of shrub and plant borders. Leasehold





- 4 Bedroom Semi Detached
- Superbly Presented Throughout
- South Facing Family Garden
- Adjoining Botanical Gardens
- Walking Distance To Ecclesall Road

- Viewing Essential
- Gas Central Heating
- Excellent School Catchment
- Leasehold 710 Years Remaining
- EPC



54 SOUTHGROVE ROAD

APPROXIMATE GROSS INTERNAL AREA = 188.1 SQ M / 2023 SQ FT (EXCLUDING EAVES)

CELLAR = 21.6 SQ M / 232 SQ FT

TOTAL = 209.7 SQ M / 2255 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