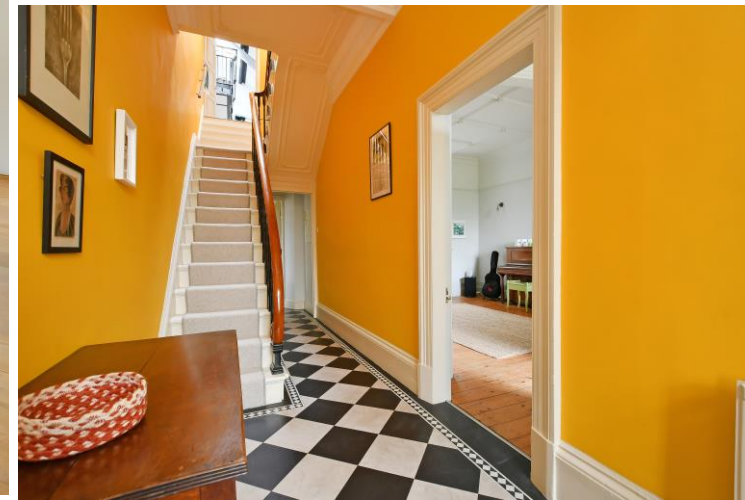








## 327 Fulwood Road

Broomhill • Sheffield • S10 3BJ

Guide Price £1,000,000 - £1,100,000

In the heart of Broomhill is a fabulous 6 bedroom Victorian detached villa combining original features with modern design. Spacious accommodation arranged over 4 levels creating a superb family home. The cellar provides great potential to develop, with private entry enabling a self-contained apartment or extension to the family living space, subject to consents. Benefits from partial double glazing, combination gas central heating, 4 log burning stoves, solar panels, and a wraparound terrace, which is wildlife friendly, a double driveway, and detached garage. A sought-after conservation area close to hospitals, universities and all Broomhill has to offer on the doorstep. Entry through an impressive porch/entrance, ideal for muddy boots. The dining kitchen is the hub of the home featuring a modern shaker style kitchen topped with solid wooden worktops, a Smeg range cooker, dishwasher, and freestanding fridge freezer, which are included within the sale. An adjoining dining area offers further storage and a stone feature fireplace housing a log burner. There is also a separate utility room, ground floor WC and garden room. Overlooking the rear garden offering pleasant views are two generously proportioned, versatile, beautiful reception rooms both complemented by period fireplaces housing log burning stoves combining period charm with a modern homely feel. The cheerful hallway features stairs to the first-floor landing leading to three larger sized double bedrooms, one with ensuite shower room, all presented in a tasteful neutral palette enhancing the original features. The rear bedrooms benefit for extensive views towards the Peak District. An architect designed suite is located to the front of the property, which has been designed with open fireplace and spiral staircase leading to a mezzanine level overlooking a curved glass screen allowing natural light into the ensuite. This room offers versatility as a bedroom, studio or for those working from home. The family bathroom is styled with a cast iron roll top bath and traditional suite. Stairs rise to the second floor creating generous storage linking two further double bedrooms, both filled with natural light. Externally, a walled garden with stone terrace wraps around the property, creating a sense of privacy from the road. To the rear is an elevated patio area leading down to a wildlife friendly garden filled with an array of established planting. Accessed from Ashdell Road is a double driveway and detached garage equipped with EV Charger. Located in the heart of Ranmoor, with excellent amenities close by including public houses, restaurants, shops and cafes. There are several reputable schools within catchment and many local parks including Endcliffe, Bingham, Forge Dam and Botanical Gardens. Offering excellent transport links to the city centre, hospitals and universities, as well as proximity to the Peak District.





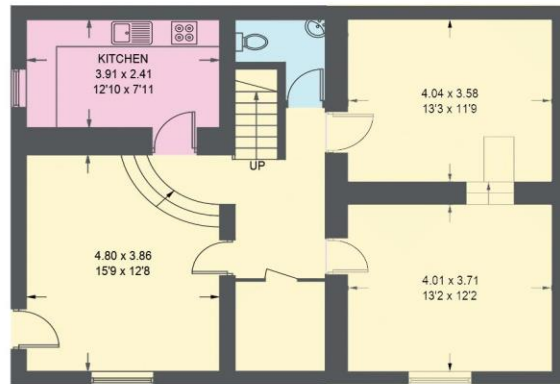
- Detached Victorian Stone Villa
- Located in the Heart of Broomhill
- 6 Double Bedrooms & 3 Bathrooms
- Original Features & Charm
- Cellar Offering Fabulous Potential
- Partial Double Glazing & Solar Panels
- Walled Garden & Terrace
- Double Driveway & Garage with EV Charger
- Freehold & No Chain
- Council Tax band G, EPC Rating E



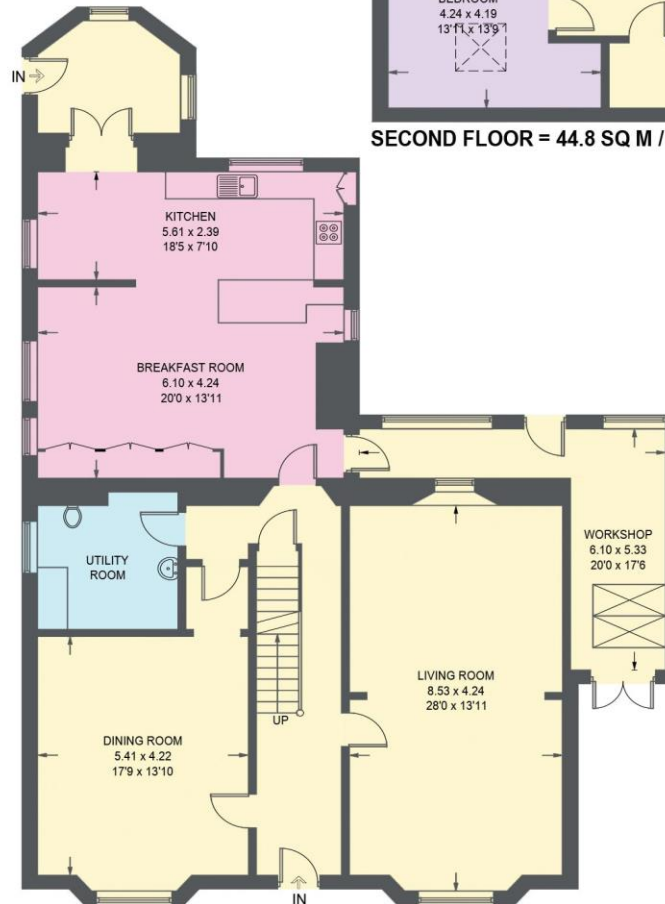


# 327 FULWOOD ROAD

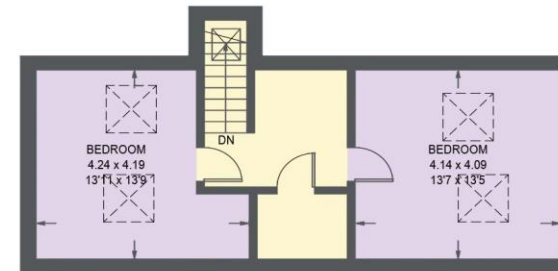
APPROXIMATE GROSS INTERNAL AREA = 426.0 SQ M / 4585 SQ FT  
(INCLUDING CELLAR)



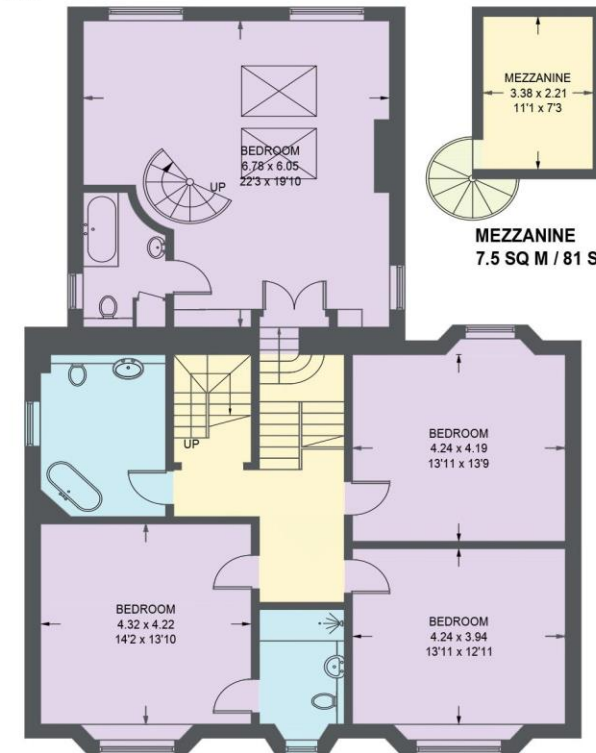
**CELLAR = 81.6 SQ M / 878 SQ FT**



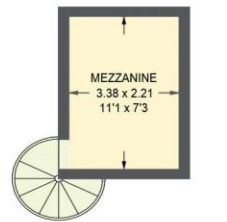
**GROUND FLOOR  
160.3 SQ M / 1725 SQ FT**



**SECOND FLOOR = 44.8 SQ M / 482 SQ FT**



**FIRST FLOOR  
131.7 SQ M / 1418 SQ FT**



**MEZZANINE  
7.5 SQ M / 81 SQ FT**

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



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