







106 Westbourne Road

Broomhill • Sheffield • S10 2QT

Guide Price £895,000 - £925,000

Thoughtfully extended to connect seamlessly with its beautiful south-west facing landscaped garden, this impressive four-bedroom family home is just a stone's throw from the Botanical Gardens. Designed with flexibility and flow in mind, it offers stylish, modern interiors filled with natural light and enhanced by stunning garden views with a woodland backdrop. Located within the Broomhill Conservation area and benefitting from wooden double-glazed windows, gas central heating, some underfloor heating, PIV ventilation system and a permeable driveway providing off street parking for 2 vehicles. Fabulous open plan living kitchen complemented by two additional reception rooms. Potential to extend at the side and convert the loft space, subject to any necessary consents. Freehold. Opening into a beautiful and welcoming hallway, the home flows into a cosy living room with a log burner and exposed brick chimney breast, creating a wonderfully homely feel. From here, the property opens into a superb open plan living kitchen, perfectly framing the garden with large sliding doors that provide a seamless connection to the outdoors. The versatile dining/family area benefits from underfloor heating and adjoins the kitchen, which is fitted with classic wood shaker units, solid wooden worktops, a Rangemaster cooker, and a double Belfast sink. A separate utility room offers further storage along with a lovely shower room and rear stable door. Also on this level is a snug/playroom, ideal as a flexible second reception space. Upstairs, the home offers four double bedrooms, each beautifully presented in a natural palette. The main bedroom is dual aspect, overlooking the woodland backdrop, and features varnished floorboards with fitted wardrobe storage. The family bathroom is finished with a modern white suite, a walk-in rainfall shower, and stylish contemporary tiling. A ceiling hatch on the landing with a pull-down ladder provides access to a sizeable loft, offering scope for conversion, subject to consents. Externally, a permeable driveway provides off-street parking. To the rear lies a fabulous, well-established garden designed to be wildlife-friendly, filled with mature trees and planting, and backing onto private woodland. An attractive stone terrace creates the perfect spot to relax and enjoy the tranquillity of this peaceful setting. Westbourne Road is a highly sought-after residential location, ideally positioned close to the vibrant communities of Broomhill, Sharrow Vale, and Hunters Bar, all offering an excellent range of local shops, cafés, and amenities. The area is well served by highly regarded schools and enjoys easy access to the Botanical Gardens, a variety of recreational facilities, and superb public transport links. The location also provides convenient access to the city's hospitals, universities, Sheffield city centre, and the stunning Peak District National Park. Council Tax Band E. EPC Rating D.





- Beautifully Extended Detached Family Home
- 4 Bedrooms & 2 Modern Bath/Shower Rooms
- Light-Filled Open Plan Living Kitchen
- 2 Further Reception Rooms
- Seamless Connection to the Outdoors
- Stone's Throw from the Botanical Gardens.
- Gorgeous Wildlife-Friendly Garden & Backdrop
- Permeable Driveway & Established Front Garden
- Potential to Extend & Convert the Loft, STC.
- Freehold

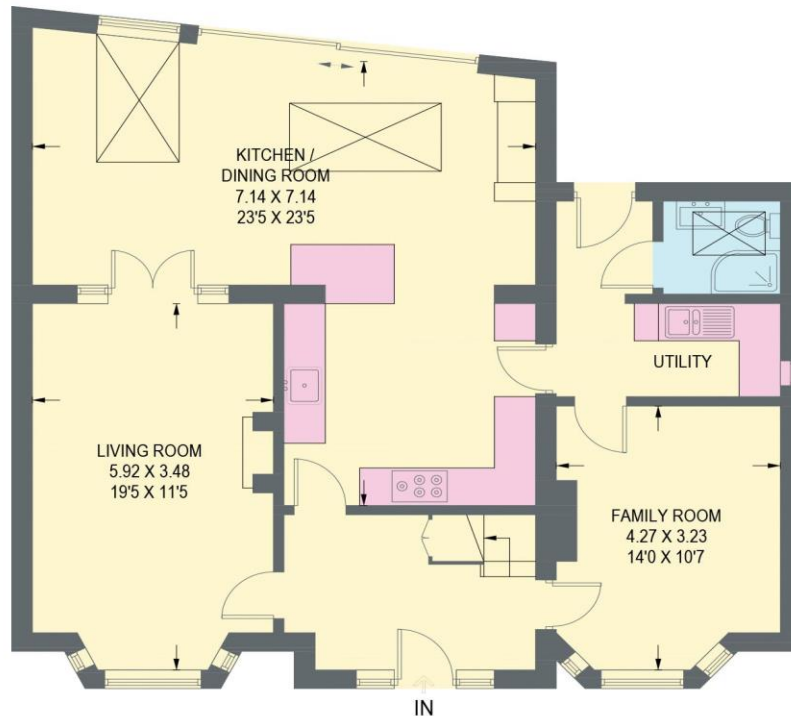


106 WESTBOURNE ROAD

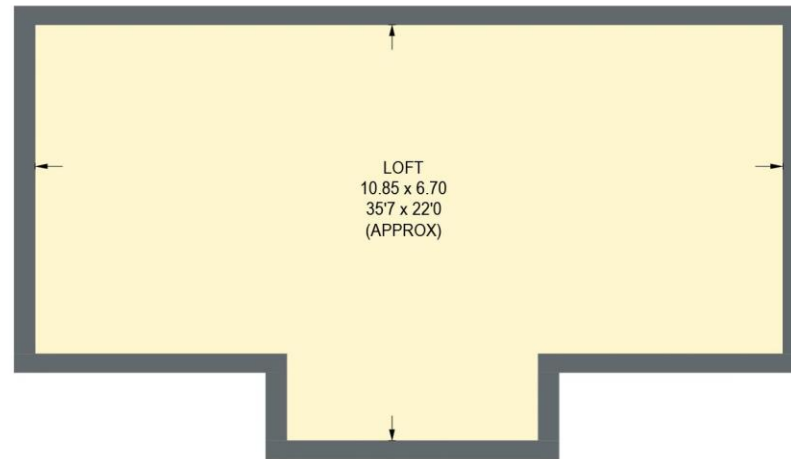
APPROXIMATE GROSS INTERNAL AREA = 223.1 SQ M / 2402 SQ FT

GARAGE = 14.4 SQ M / 155 SQ FT

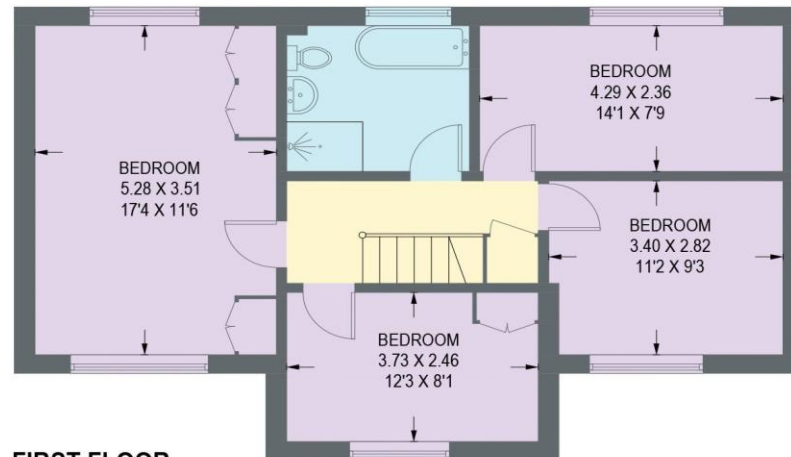
TOTAL = 237.5 SQ M / 2557 SQ FT



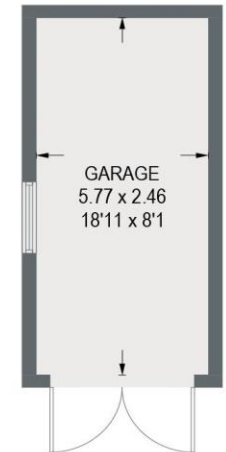
GROUND FLOOR
97.9 SQ M / 1054 SQ FT



LOFT
62.6 SQ M / 674 SQ FT



FIRST FLOOR
62.6 SQ M / 674 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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