







7 College Street

Broomhill • Sheffield • S10 2PH

Guide Price £525,000 - £550,000

Within walking distance of the Botanical Gardens and ideally located for the Hallamshire hospital and Sheffield University is stunning 4-bedroom, 2-bathroom family home. Stylish interior combining original features with modern décor and bold tones. Arranged over 4 levels creating a flexible family space featuring fabulous enclosed rear courtyard. Benefits from combination gas central heating and double glazing. The property enters a stylish hallway creating a great first impression to the property. The bay fronted lounge features Devonshire green walls with contrasting white wooden shutters, period feature fireplace and bespoke storage within the alcoves. To the rear of the property are a further 2 versatile reception rooms, a cheerful family room and home working space equipped with built in storage. Stairs descend to an impressive open plan dining kitchen providing a dining area and snug complemented by bifold doors which create a direct link to the courtyard. A modern gloss kitchen offers a generous range of units, incorporating integrated Neff appliances and centre island housing an induction hob and providing a breakfast bar. Adjoining is a separate utility room complete with WC and alternative rear door access. The first floor offers useful built-in storage and leads to 2 good sized double bedrooms. Both beautifully presented with individual tones, providing bespoke storage and a separate dressing room / fourth bedroom. A modern family bathroom provides a contemporary 3-piece white suite, walk in rainfall shower, anthracite towel rail and finished with sleek tiled walls and decorative flooring. Stairs rise to the second floor creating a further double bedroom / flexible living space, ideal for guests, providing hanging space within the eaves and ensuite shower room. Externally a front forecourt creates privacy to the property and provides space for useful storage. At the rear accessed through a secure gate is fabulous, enclosed courtyard featuring rustic brick walls, decking, artificial lawn and covered seating area which adjoins the indoor living space. College Street is situated opposite the Hallamshire Hospital and is just a short walk away from the Botanical Gardens. A popular location with great transport links and reputable schools close by.



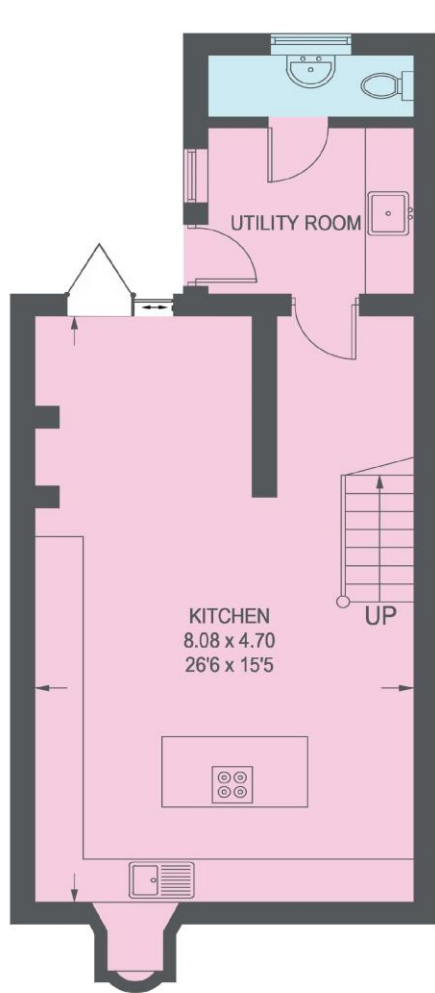


- Stunning Larger Sized Family Home
- 4 Bedrooms & 2 Bathrooms
- Walking Distance of Botanical Gardens
- Stunning, In-Trend, Interior. A Must See
- Original Features Combining Modern Interior
- Arranged Over 4 Levels with 1,894 sq.ft
- Close to Hospitals & University
- Attractive Courtyard Garden
- Leasehold – 633 years remaining - £3
- Council Tax Band B, EPC Rating C

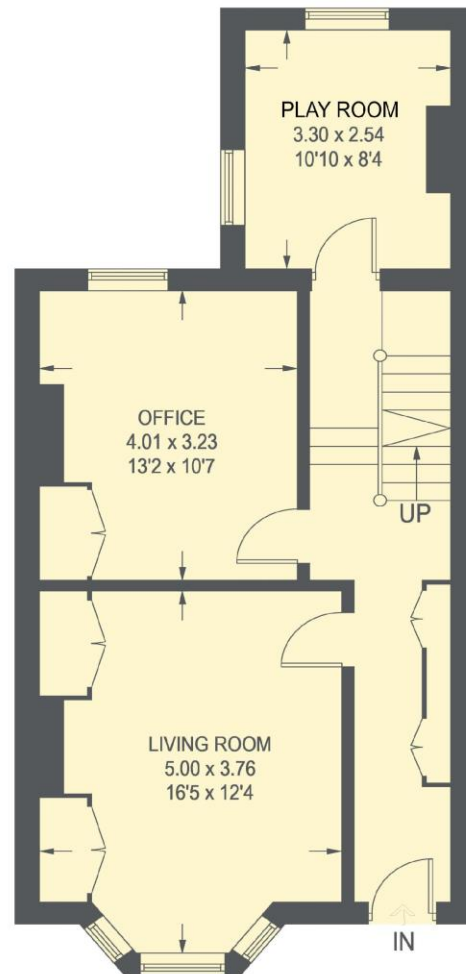


7 COLLEGE STREET

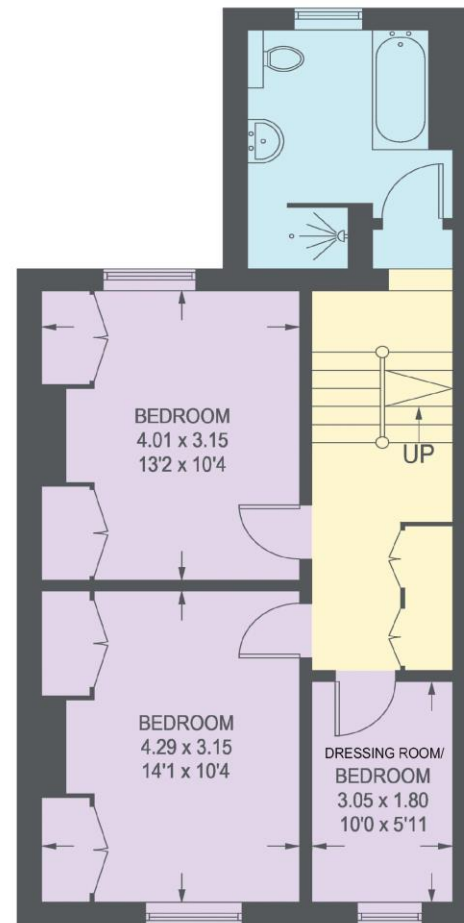
APPROXIMATE GROSS INTERNAL AREA = 176.0 SQ M / 1894 SQ FT



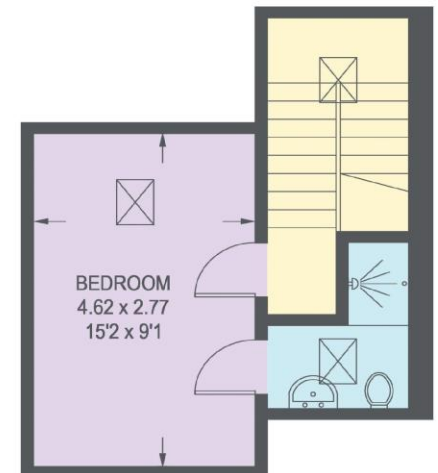
GROUND FLOOR
47.4 SQ M / 510 SQ FT



FIRST FLOOR
53.6 SQ M / 577 SQ FT



SECOND FLOOR
52.3 SQ M / 563 SQ FT



THIRD FLOOR
22.7 SQ M / 244 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



haus

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

0114 276 8868