



21, Broad Elms Lane, Sheffield, S11 9RQ

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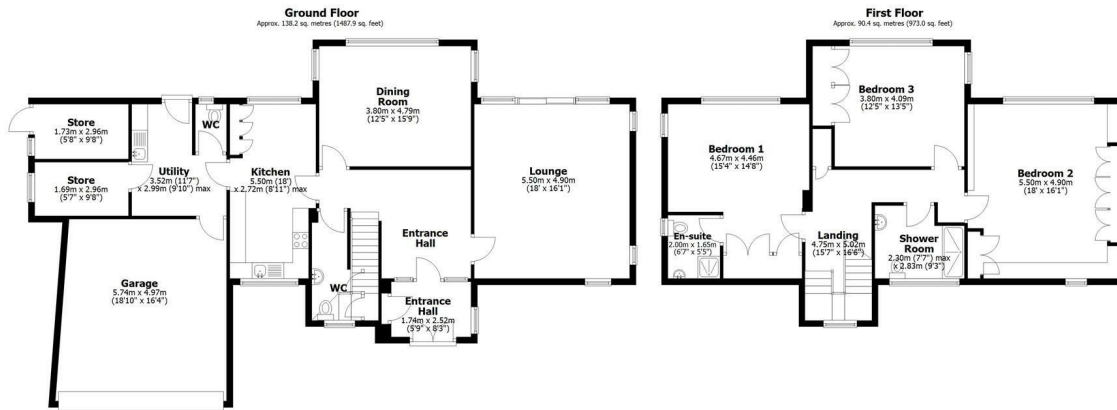
## Description

A lovely detached family home offering huge potential for further development to perhaps extend, knock down and start again, or even try for planning permission for multiple properties and maximise the clear potential on this generous site. At present the property is situated well back from this very desirable road on a fabulous plot of approx 0.75 of an acre and offers a range of really well proportioned accommodation over two floors. The main rooms all enjoy a lovely south facing aspect over the beautiful gardens and, although requiring a general scheme of modernisation, all benefit from generous proportions and a feeling of light and space. The stunning grounds have been lovingly maintained by the previous owners with an obvious attention to detail and scant regard to the costs they must have incurred over the years. The gardens provide a profusion of colour throughout the year and combine formal gardens with areas of terrace, fruit and vegetables, greenhouse and ponds. The bottom section of the garden could also perhaps be sold off, if preferred, to the owners of the houses on Hill Turrets Close who may wish to increase their own, limited gardens. The area is a firm favourite with the family market due to the close proximity to some of Sheffield's most sought after schools and there are also lovely, scenic walks in the surrounding woodlands of The Limb Valley that take you out into the surrounding countryside. Available with no onward chain.

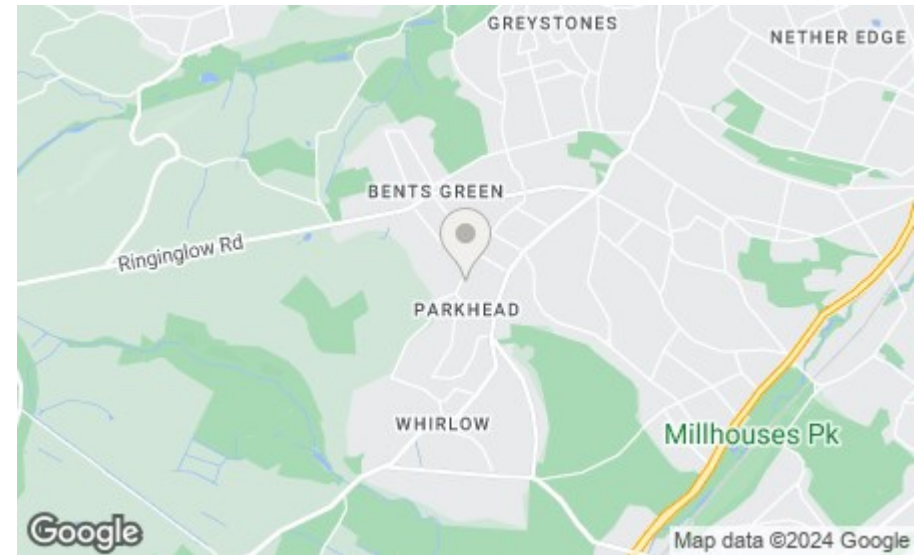
- Large plot including approx 0.75 acres of beautifully manicured gardens.
- Off road parking for a host of vehicles and an integrated double garage featuring an electric door.
- Two super reception rooms with views over the rear garden.
- Breakfast kitchen adjacent to utility room, W.C and associated stores.
- Wide and welcoming reception hall and a further ground floor W.C.
- Three large double bedrooms.
- Two bathrooms including an ensuite.
- Falling into catchment for outstanding local schooling and located close to transport links and local amenities.
- No onward chain.
- EPC D61, Council Tax G and Freehold.







Total area: approx. 228.6 sq. metres (2460.9 sq. feet)  
All measurements are approximate  
 Yorkshire RICS Floor Plans Ltd  
 Plan produced using Planip.  
**21 Broad Elms Lane**



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.