



38, Thompson Road, Sheffield, S11 8RB

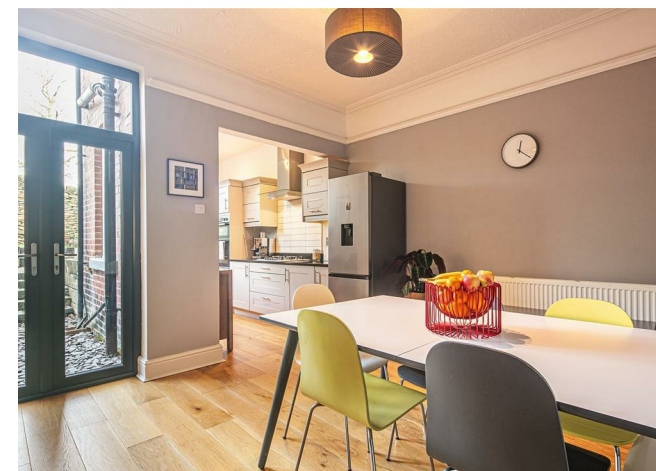
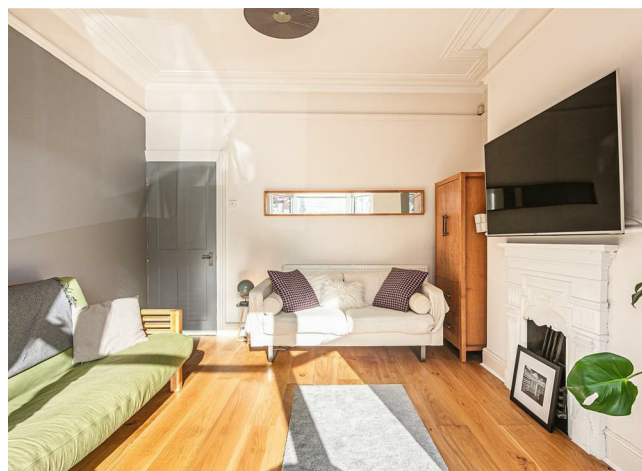
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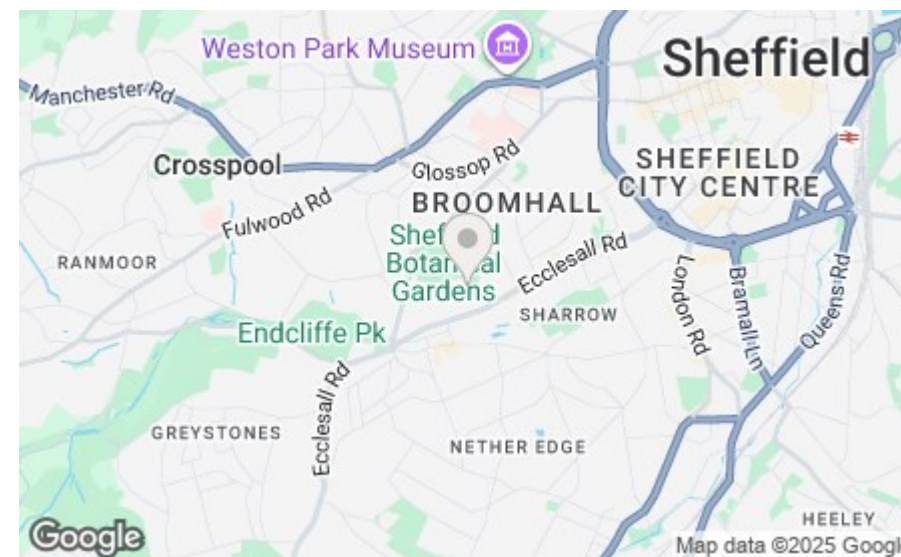
Description

An attractive and very well presented Victorian villa that occupies an enviable position, backing onto The Botanical Gardens, and only a short walk away from the excellent local amenities. The property is situated opposite the top of Walton Road and this also ensures an open outlook at the front along with plenty of sunshine in the south facing, bay windowed sitting room. The excellent accommodation extends to over 1586 square feet and includes an occasional room (used as a home office and utility room) in the converted basement. Although not done to regs this area has proved very useful to the current occupiers and could be finished, with the correct certification, to add further accommodation if required. The property has a great balance of living space with an open plan dining kitchen at the rear, a sunny sitting room with a decorative fireplace at the front, four double bedrooms and two luxurious bathrooms which include one ensuite shower room. The finish is modern and the location will be hard to beat. The Botanical Gardens almost act as an extension to the private back garden and host concerts and plays in the warmer months of the year and they provide the perfect back drop to this elegant home. If a bustling social scene is your thing then this homes prime location, a short walk away from the eclectic mix of bars, restaurants, cafes and boutiques that are found on the cosmopolitan Ecclesall Road, will be perfect for you. Although set firmly in an urban area the countryside can also be accessed, surprisingly quickly, by walks along The Porter Brook, via both Endcliffe and Bingham Parks and the parks host a 'Parkrun' at the weekends ensuring a broad range of interests to residents of the area. A great house that is set in a super area, perfect for a wide range of buyer.

- Four double bedrooms.
- Two luxurious bathrooms including one ensuite.
- Lovely sitting room with a bay window, a decorative fireplace and a sunny, open outlook.
- Open plan dining kitchen with timber flooring, French windows and granite work surfaces.
- Walled rear garden backing onto The Botanical Gardens.
- Great location, close to highly regarded local schooling and excellent amenities.
- Permit parking scheme in operation.
- No onward chain.
- Gas central heating and double glazing combine to create an EPC rating of D59.
- Freehold and Council Tax Band C.







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