



76 Broomgrove Road  
Sheffield, South Yorkshire



**Blenheim**  
Park Estates



Alarm

76

An Exquisite Five Bedroomed Residence  
in a Highly Sought-After Area...





76 Broomgrove Road

## Welcome to 76 Broomgrove Road

Located in the highly sought-after area of Broomhall, this exquisite five bedroomed residence offers generously-sized accommodation across three floors, which is adorned by natural light. Constructed in 2018 to a high standard, this outstanding home is perfect for a growing family who value space, quality and location.

Welcoming you into this fabulous property is the entrance hall, which features a glazed staircase and serves as the centre point for access to the main living areas and WC. The hub of the home is the stunning open plan living kitchen that has been thoughtfully designed for 21st-century living, featuring a Karl-Benz kitchen with integrated appliances, a sizeable living area and ample space for a dining table. The living kitchen also benefits from a seamless connection to the rear garden through two sets of bi-folding doors, presenting the perfect space for entertaining family and friends. Also set on the the ground floor is a bay-windowed lounge, a versatile gymnasium and a WC.

Arranged over the first and second floors are five sizeable double bedrooms. All of the bedrooms have the advantage of a luxury en-suite and three of the bedrooms also include dedicated dressing rooms. The exterior of the property benefits from off-road parking for three vehicles, an integral garage and a good-sized rear garden that is fully enclosed for privacy and security.

Throughout the home there is CAT 5 and CAT 6 cabling, and on the ground floor there is under floor heating that has zonal controls for each room. Additionally, the first floor windows are fitted with “Luxaflex” electric blinds that can be operated via a remote or app.

76 Broomgrove Road is positioned a short walk away from Ecclesall Road where there are an array of shops, supermarkets, bars, restaurants and public houses. This family home is well placed within close proximity to a variety of private and public schools, all of which are reachable within walking distance in the immediate area. There is also convenient access to the renowned Sheffield Botanical Gardens, Endcliffe Park, Bingham Park and Whitley Woods. Sheffield’s city centre can be reached on foot within a short walk and the renowned Ponds Forge offers a range of facilities from swimming to sports. Situated within a short walk or drive are all of Sheffield’s hospitals, such as Sheffield Children’s, the Hallamshire, and the two private hospitals Thornberry and Claremont. Additionally, the property is well-situated for multiple public transport links such as bus routes to the surrounding areas and the Sheffield train station is a short drive away. Popular locations in the Peak District can be reached in a reasonable time and include Castleton, Bakewell and a host of outdoor trails.

**The property briefly comprises of on the ground floor:** Entrance hall, lounge, gymnasium, WC, living kitchen, utility room and integral garage.

**On the first floor:** Landing, master bedroom, master dressing room, master en-suite, bedroom 2, bedroom 2 dressing room, bedroom 2 en-suite, bedroom 3 and bedroom 3 en-suite.

**On the second floor:** Landing, bedroom 4, bedroom 4 sitting/dressing room, bedroom 4 en-suite, bedroom 5, bedroom 5 en-suite, storage cupboard and eaves storage.

### Ground Floor

A composite entrance door with double glazed obscured panels and an obscured panel above opens to the:

### Entrance Hall

A welcoming entrance hall with a feature glazed staircase. Having recessed lighting, data point and porcelain tiled flooring with under floor heating. A cupboard houses the under floor heating valves. Oak doors open to the lounge, gymnasium and WC. Double oak doors also open to the living kitchen.

### Entrance Hall

A welcoming entrance hall with a feature glazed staircase. Having recessed lighting, data point and porcelain tiled flooring with under floor heating. A cupboard houses the under floor heating valves. Oak doors open to the lounge, gymnasium and WC. Double oak doors also open to the living kitchen.



## Living Kitchen

30'6 x 23'7 (9.3m x 7.2m)

Serving as the heart of the home is the stunning living kitchen which is flooded with natural light through the two roof lanterns and two sets of bi-folding doors. Offering a flexible space to be arranged how a purchaser desires, this open plan hub provides plenty of room for cooking, dining and relaxing.



A Stunning Living Kitchen that is  
Perfectly Designed for Family Living



## Dining Kitchen

A high-quality dining kitchen by Karl Benz with a breakfast bar and additional space for a separate dining area. Having a UPVC double glazed roof lantern, recessed lighting, TV/aerial/satellite/data point and porcelain tiled flooring with under floor heating. There is a range of fitted base/wall units and a central island, incorporating further storage, a matching work surface and an inset 1.0 bowl stainless steel Blanco sink with an 1810 mixer tap. A timber work surface with a pop-up power point extends to provide breakfast seating. Appliances include an AEG five-ring induction hob with an AEG extractor hood above, two AEG fan-assisted ovens with steam function, an AEG microwave oven/grill, an AEG warming drawer, a Miele dishwasher and a CDA full-height fridge/freezer. An oak door opens to the utility room. Bi-fold aluminium doors with double glazed panels open to the rear garden.



A Contemporary Karl Benz  
Kitchen with Integrated Appliances





**Living Area**

A sizeable living area with a UPVC double glazed roof lantern, recessed lighting, a TV/aerial/satellite/data point and porcelain tiled flooring with under floor heating. Bi-fold aluminium doors with double glazed panels open to the rear garden.



**Lounge**

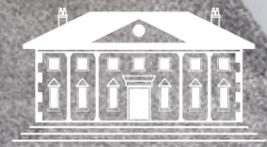
**15'10 x 13'7 (4.8m x 4.2m)**

A good-sized reception room with a front facing bay window incorporating UPVC double glazed sash windows. Also having recessed lighting, a TV/aerial/satellite/data point and porcelain tiled flooring with under floor heating.



### First Floor Landing

Having a front facing UPVC double glazed window, recessed lighting and a central heating radiator. Oak doors open to the master bedroom, bedroom 2 and bedroom 3.



76 Broomgrove Road



## Constructed in 2018 to a High Standard and Offering Generous Accommodation over Three Floors

### Lounge

15'10 x 13'7 (4.8m x 4.2m)

A good-sized reception room with a front facing bay window incorporating UPVC double glazed sash windows. Also having recessed lighting, a TV/aerial/satellite/data point and porcelain tiled flooring with under floor heating.

### Gymnasium

11'2 x 10'6 (3.4m x 3.2m)

A versatile space that is currently being used as a gymnasium but would also be ideal as a study or playroom. Having a side facing UPVC double glazed sash window, recessed lighting, a TV/aerial/satellite/data point and porcelain tiled flooring with under floor heating.

### WC

Having a side facing UPVC double glazed obscured sash window, recessed lighting, extractor fan, partially tiled walls and tiled flooring with under floor heating. There is a suite in white, which comprises a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath.

### Living Kitchen

30'6 x 23'7 (9.3m x 7.2m)

Serving as the heart of the home is the stunning living kitchen which is flooded with natural light through the two roof lanterns and two sets of bi-folding doors. Offering a flexible space to be arranged how a purchaser desires, this open plan hub provides plenty of room for cooking, dining and relaxing.

### Dining Kitchen

A high-quality dining kitchen by Karl Benz with a breakfast bar and additional space for a separate dining area. Having a UPVC double glazed roof lantern, recessed lighting, TV/aerial/satellite/data point and porcelain tiled flooring with under floor heating. There is a range of fitted base/wall units and a central island, incorporating further storage, a matching work surface and an inset 1.0 bowl stainless steel Blanco sink with an 1810 mixer tap. A timber work surface with a pop-up power point extends to provide breakfast seating. Appliances include an AEG five-ring induction hob with an AEG extractor hood above, two AEG fan-assisted ovens with steam function, an AEG microwave oven/grill, an AEG warming drawer, a Miele dishwasher and a CDA full-height fridge/freezer. An oak door opens to the utility room. Bi-fold aluminium doors with double glazed panels open to the rear garden.

### Living Area

A sizeable living area with a UPVC double glazed roof lantern, recessed lighting, a TV/aerial/satellite/data point and porcelain tiled flooring with under floor heating. Bi-fold aluminium doors with double glazed panels open to the rear garden.

### Utility Room

10'6 x 7'3 (3.2m x 2.2m)

Having a side facing UPVC double glazed sash window, recessed

lighting and porcelain tiled flooring with under floor heating. There is a range of fitted base and wall units, incorporating a timber work surface, upstands and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is also space/provision for an automatic washing machine and a tumble dryer. An oak door opens to the integral garage. A composite door with a double glazed panel opens to the left side of the property.

### Integral Garage

22'10 x 10'6 (7.0m x 3.2m)

Having an electric up-and-over door, light and power. Also housing the Worcester boiler and Worcester hot water cylinder.

From the entrance hall, a staircase with an oak hand rail and glazed balustrading rises to the:

### First Floor

#### Landing

Having a front facing UPVC double glazed window, recessed lighting and a central heating radiator. Oak doors open to the master bedroom, bedroom 2 and bedroom 3.

#### Master Bedroom

33'4 x 15'3 (10.2m x 4.7m)

An exceptionally spacious master bedroom suite with rear facing UPVC double glazed sash windows, recessed lighting, central heating radiator and a TV/aerial/satellite/data point. An oak door opens to the master en-suite and an opening gives access to the master dressing room.

#### Master Dressing Room

10'6 x 9'6 (3.2m x 2.9m)

Having a front facing UPVC double glazed sash window, recessed lighting and a central heating radiator. There is a range of freestanding furniture included in the sale, which incorporates short/long hanging, shelving and drawers.

#### Master En-Suite

Being fully tiled with Porcelanosa wall and floor tiles. Having a side facing UPVC double glazed obscured sash window, recessed lighting, extractor fan, fitted vanity mirror, chrome heated towel rail and a shaver point. There is a Britton suite in white, which comprises of a low-level WC, a bidet with a chrome mixer tap and a wash hand basin with an Abode chrome mixer tap. Also having a freestanding bath with a chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted Aqualisa rain head shower, an additional hand shower facility and a glazed screen.

#### Bedroom 2

15'11 x 15'3 (4.9m x 4.6m)

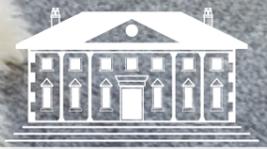
A well-proportioned bedroom suite with rear facing UPVC double glazed sash windows, recessed lighting, central heating radiator and a TV/aerial/satellite/data point. An opening gives access to the bedroom 2 dressing room.



**Master Bedroom**  
33'4 x 15'3 (10.2m x 4.7m)

An exceptionally spacious master bedroom suite with rear facing UPVC double glazed sash windows, recessed lighting, central heating radiator and a TV/aerial/satellite/data point. An oak door opens to the master en-suite and an opening gives access to the master dressing room.

An Exceptionally Spacious  
Master Bedroom Suite





### Master Dressing Room

10'6 x 9'6 (3.2m x 2.9m)

Having a front facing UPVC double glazed sash window, recessed lighting and a central heating radiator. There is a range of freestanding furniture included in the sale, which incorporates short/long hanging, shelving and drawers.



### Bedroom 2

15'11 x 15'3 (4.9m x 4.6m)

A well-proportioned bedroom suite with rear facing UPVC double glazed sash windows, recessed lighting, central heating radiator and a TV/aerial/satellite/data point. An opening gives access to the bedroom 2 dressing room.



### Master En-Suite

Being fully tiled with Porcelanosa wall and floor tiles. Having a side facing UPVC double glazed obscured sash window, recessed lighting, extractor fan, fitted vanity mirror, chrome heated towel rail and a shaver point. There is a Britton suite in white, which comprises of a low-level WC, a bidet with a chrome mixer tap and a wash hand basin with an Abode chrome mixer tap. Also having a freestanding bath with a chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted Aqualisa rain head shower, an additional hand shower facility and a glazed screen.



### Bedroom 2 En-Suite

Being fully tiled with Porcelanosa wall and floor tiles. Having a side facing UPVC double glazed obscured sash window, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There is a Vitra suite in white, which comprises of a low-level WC and a wash hand basin with a Francis Pegler chrome mixer tap and storage beneath. Also having a panelled bath with a Francis Pegler chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted Aqualisa rain head shower, an additional hand shower facility and a glazed screen.



**Bedroom 3**  
16'3 x 13'8 (5.0m x 4.2m)

Another sizeable bedroom suite with a front facing UPVC double glazed sash window, recessed lighting, central heating radiator and a TV/aerial/satellite/data point. There is a range of freestanding furniture included in the sale, which incorporates short/long hanging, shelving and drawers. An oak door opens to the bedroom 3 en-suite.



**Bedroom 4 Sitting/Dressing Room**  
21'1 x 12'10 (6.4m x 3.9m)

Having a front facing UPVC double glazed sash window, recessed lighting and a central heating radiator.



**Bedroom 4**  
19'3 x 14'9 (5.9m x 4.5m)

A double bedroom with Velux roof windows, recessed lighting, central heating radiator and a TV/aerial/satellite/data point. There is a range of freestanding furniture included in the sale, incorporating short/long hanging and cupboards. An oak door opens to the bedroom 4 en-suite and an opening gives access to the bedroom 4 sitting/dressing room.



**Bedroom 4 En-Suite**

Being fully tiled with Porcelanosa wall and floor tiles. Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There is a suite in white, which comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted Aqualisa rain head shower, an additional hand shower facility and a glazed screen.



## Bedroom 5

23'4 x 14'9 (7.1m x 4.5m)

Having Velux roof windows, recessed lighting, central heating radiator and a TV/aerial/satellite/data point. An oak door opens to the bedroom 5 en-suite.



76 Broomgrove Road



## This Outstanding Home is Adorned by Natural Light and is the Perfect Home for a Growing Family who Value Space, Quality and Location

### Bedroom 2 Dressing Room

10'8 x 5'9 (3.3m x 1.8m)

Having recessed lighting and a central heating radiator. There is a range of freestanding furniture included in the sale, which incorporates short/long hanging, shelving and drawers. An oak door opens to the bedroom 2 en-suite.

### Bedroom 2 En-Suite

Being fully tiled with Porcelanosa wall and floor tiles. Having a side facing UPVC double glazed obscured sash window, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There is a Vitra suite in white, which comprises of a low-level WC and a wash hand basin with a Francis Pegler chrome mixer tap and storage beneath. Also having a panelled bath with a Francis Pegler chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted Aqualisa rain head shower, an additional hand shower facility and a glazed screen.

### Bedroom 3

16'3 x 13'8 (5.0m x 4.2m)

Another sizeable bedroom suite with a front facing UPVC double glazed sash window, recessed lighting, central heating radiator and a TV/aerial/satellite/data point. There is a range of freestanding furniture included in the sale, which incorporates short/long hanging, shelving and drawers. An oak door opens to the bedroom 3 en-suite.

### Bedroom 3 En-Suite

Being fully tiled in Porcelanosa wall and floor tiles and having a side facing UPVC double glazed obscured sash window, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There is a RAK Ceramics suite in white, which comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, there is a separate shower enclosure with a fitted Aqualisa rain head shower, an additional hand shower facility and a glazed screen/door.

From the first floor landing, the staircase continues to the:

### Second Floor

#### Landing

Having recessed lighting and a central heating radiator. Oak doors open to bedroom 4, bedroom 5, storage cupboard and eaves storage. Access can be gained to a loft space.

#### Bedroom 4

19'3 x 14'9 (5.9m x 4.5m)

A double bedroom with Velux roof windows, recessed lighting, central heating radiator and a TV/aerial/satellite/data point. There is a range of freestanding furniture included in the sale, incorporating short/long hanging and cupboards. An oak door opens to the bedroom 4 en-suite and an opening gives access to the bedroom 4 sitting/dressing room.

### Bedroom 4 Sitting/Dressing Room

21'1 x 12'10 (6.4m x 3.9m)

Having a front facing UPVC double glazed sash window, recessed lighting and a central heating radiator.

### Bedroom 4 En-Suite

Being fully tiled with Porcelanosa wall and floor tiles. Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There is a suite in white, which comprises a low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, there is a walk-in shower enclosure with a fitted Aqualisa rain head shower, an additional hand shower facility and a glazed screen.

### Bedroom 5

23'4 x 14'9 (7.1m x 4.5m)

Having Velux roof windows, recessed lighting, central heating radiator and a TV/aerial/satellite/data point. An oak door opens to the bedroom 5 en-suite.

### Bedroom 5 En-Suite

Being fully tiled in Porcelanosa wall and floor tiles. Having recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There is a suite in white, which comprises of a RAK Ceramics low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, there is a separate shower enclosure with a fitted Aqualisa rain head shower, an additional hand shower facility and a glazed screen/door.

### Storage Cupboard

Having recessed lighting.

### Eaves Storage

10'8 x 9'3 (3.2m x 2.8m)

A useful storage room with light.

### Exterior and Gardens

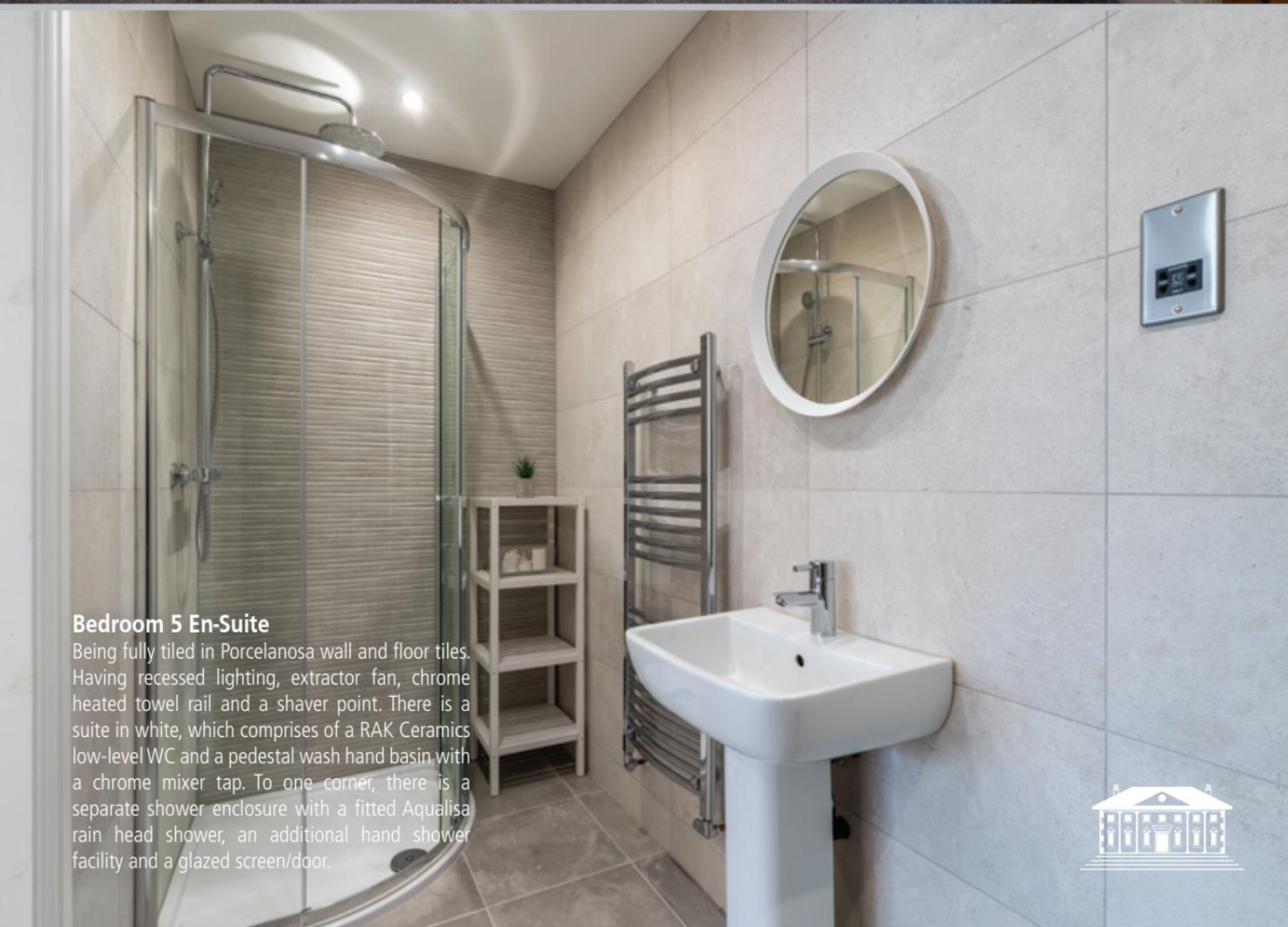
76 Broomgrove Road is situated away from the road behind stone walling. To the front of the property, there is a block paved driveway that provides parking for three vehicles and has a mature tree and exterior lighting. Access can be gained to the main entrance door and integral garage.

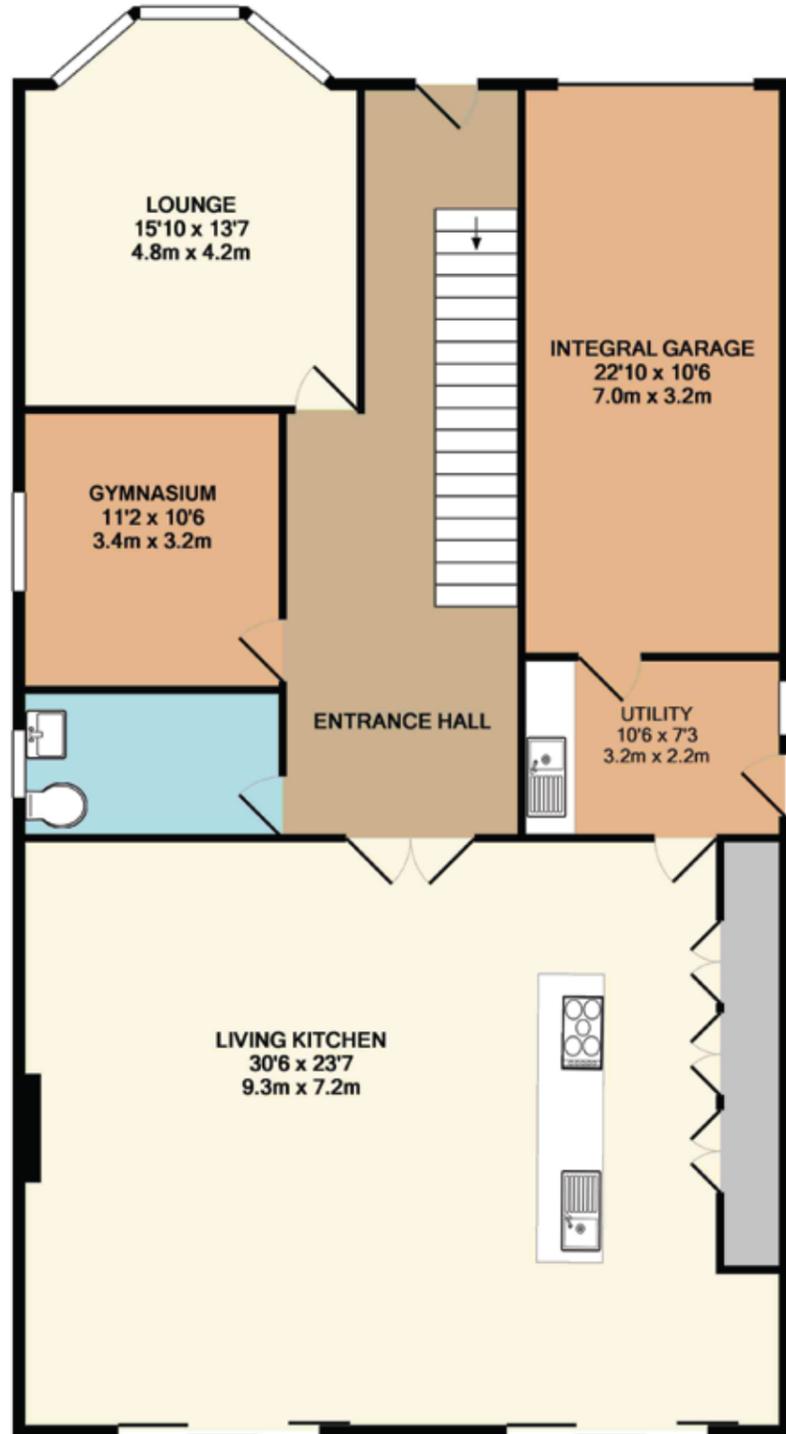
To the left side of the property, a timber pedestrian gate opens to a block paved path with a water tap. A further timber gate opens to the rear.

To the rear, there is a composite decked seating terrace with exterior lighting and an external power point. Access can be gained to the living kitchen. There is also a garden that is mainly laid to lawn with a raised border which incorporates mature trees. A timber pedestrian gate opens to the right side of the property.

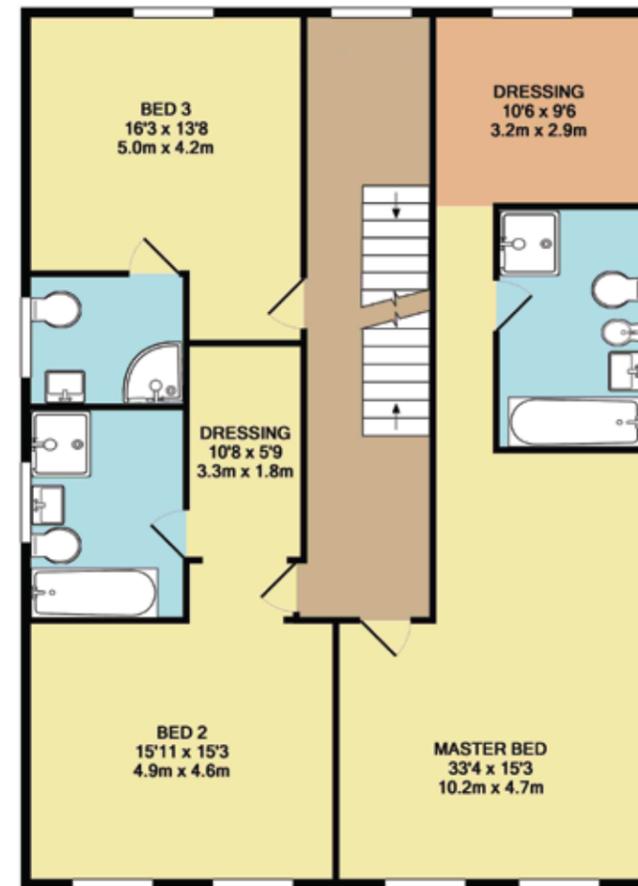
### Bedroom 5 En-Suite

Being fully tiled in Porcelanosa wall and floor tiles. Having recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There is a suite in white, which comprises of a RAK Ceramics low-level WC and a pedestal wash hand basin with a chrome mixer tap. To one corner, there is a separate shower enclosure with a fitted Aqualisa rain head shower, an additional hand shower facility and a glazed screen/door.



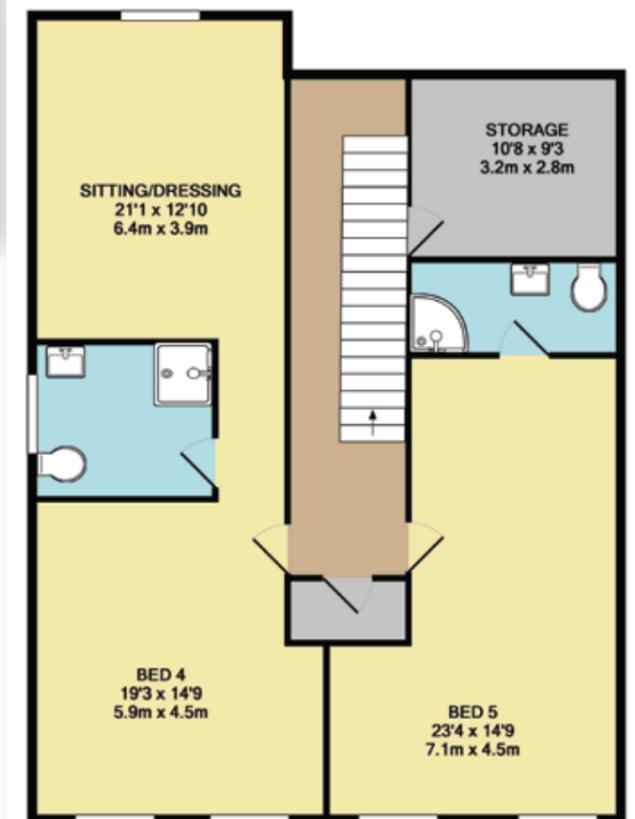


**GROUND FLOOR**  
**APPROXIMATE FLOOR AREA**  
**1655 SQ.FT (153.8 SQ.M.)**



**FIRST FLOOR**  
**APPROXIMATE FLOOR AREA**  
**1291 SQ.FT. (119.9 SQ.M.)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**SECOND FLOOR**  
**APPROXIMATE FLOOR AREA**  
**1142 SQ.FT. (106.1 SQ.M.)**



A Wonderful Open Plan Space  
for Entertaining, Both Night & Day





To the left side of the property, a timber pedestrian gate opens to a block paved path with a water tap. A further timber gate opens to the rear.

To the rear, there is a composite decked seating terrace with exterior lighting and an external power point. Access can be gained to the living kitchen. There is also a garden that is mainly laid to lawn with a raised border which incorporates mature trees. A timber pedestrian gate opens to the right side of the property.



### Exterior and Gardens

76 Broomgrove Road is situated away from the road behind stone walling. To the front of the property, there is a block paved driveway that provides parking for three vehicles and has a mature tree and exterior lighting. Access can be gained to the main entrance door and integral garage.



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Viewing strictly by appointment with our consultant on

**0114 358 2020**

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** G

**Services:** Mains gas, mains electric, mains water and mains drainage.  
The broadband is fibre and the mobile signal quality is good.

**Covenants:** There is a restrictive covenant in place which means you cannot build in the rear garden.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



76 Broomgrove Road  
Sheffield, South Yorkshire S10 2NA

**Offers in the Region of £1,295,000**