



54 Southgrove Road

Botanical Gardens, Sheffield



Blenheim
Park Estates



Exterior and Gardens

From Southgrove Road, an opening to a stone flagged path continues to the main entrance door. To the front of the property, there is exterior lighting, an external power point, and planted borders with mature trees and hedging.

The path continues to the right side of the property, to a timber pedestrian gate that opens to the rear.





54 Southgrove Road

Welcome to 54 Southgrove Road

Welcome to 54 Southgrove Road, a beautiful four/five bedroomed semi-detached home that offers a blend of both period and contemporary features. Set over three floors and offering superb living spaces, this stunning property is ideal for a growing family looking to live in one of Sheffield's most sought-after areas.

The ground floor boasts two reception rooms, including a large, light-filled lounge with a fireplace that is perfect for relaxing. The snug is an additional living space that flows through to the dining room, which has double doors opening to the rear of the home, offering bright and airy living. Completing the ground floor is the kitchen, which has integrated appliances.

Across the first floor are three double bedrooms, including a generously sized principal bedroom and the family bathroom. On the second floor is an additional bedroom, an office and a shower room, allowing for flexible living. To the rear of the home, there is a generously sized, south-westerly facing rear garden that backs on to the botanical gardens, that has a patio, an array of plants, mature trees and a useful outbuilding for storage.

54 Southgrove Road is positioned a short walk away from Ecclesall Road where there is an array of shops, supermarkets, bars, restaurants and public houses. The property is also within the Groves community, which offers community based activities for the surrounding roads such as street parties and open gardens. This home is in close proximity to a variety of highly regarded private and state schools. There is also convenient access to the Sheffield Botanical Gardens, Endcliffe Park, Bingham Park and Whiteley Woods. Situated within a short walk or drive are all of Sheffield's hospitals, such as the Sheffield Children's, the Royal Hallamshire, the Charles Clifford, Weston Park and the two private hospitals Thornbury and Claremont. Additionally, the property is well-situated for multiple public transport links, such as bus routes to the surrounding areas and the Sheffield and Dore train stations are a short drive away. Popular locations in the Peak District can be reached in a reasonable time, including Castleton, Bakewell and a host of outdoor trails.

The property briefly comprises of on the ground floor: Entrance vestibule, entrance hallway, lounge, snug, dining room and kitchen.

Basement Level: Cellar 1 and cellar 2.

On the first floor: Landing, family bathroom, bedroom 3, bedroom 2 and principal bedroom.

On the second floor: Landing, bedroom 4, office and shower room.

Ground Floor

A heavy timber door with a glazed obscured panel opens to the:

Entrance Vestibule

With a front facing obscured glazed panel, coved ceiling, flush light point with a decorative ceiling rose and tiled flooring. A timber door with a glazed panel opens to the entrance hallway.

Entrance Hallway

A welcoming entrance hallway with a front facing glazed panel, coved ceiling, pendant light points, central heating radiators,

deep skirtings and herringbone timber flooring. Timber doors open to the lounge, snug and the cellar. A timber door with a glazed panel also opens to the kitchen.

Lounge

17'5 x 13'9 (5.31m x 4.19m)

A bright lounge with a front facing UPVC double glazed bay window, coved ceiling, pendant light point with a decorative ceiling rose, fitted shelving, central heating radiators, TV/aerial point, deep skirtings and herringbone timber flooring. The focal point of the room is the fireplace with a slate mantel, cast iron surround and tiled hearth.

Snug

13'2 x 11'5 (4.01m x 3.48m)

A character-filled snug with a coved ceiling, flush light point with a decorative ceiling rose, central heating radiators, TV/aerial point, deep skirtings, and herringbone timber flooring. The focal point of the room is the decorative fireplace with a timber mantel and surround. An opening gives access to the dining room.



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Spacious Lounge with a
Delightful Fireplace





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Dining Room
8'11 x 7'2 (2.72m x 2.18m)

A delightful dining room with Velux roof windows, side facing timber double glazed panels, deep skirtings and herringbone timber flooring. An opening gives access to the kitchen. Timber double doors with double glazed panels open to the rear of the property.





Kitchen

18'0 x 10'0 (5.49m x 3.05m)

Being well-appointed and having a side facing UPVC double glazed window, pendant light points and tiled flooring. There are a range of fitted base/wall and drawer units incorporating a work surface, upstands, under-counter lighting and an inset 1.0 Belfast-style sink with a chrome mixer tap. Appliances include a Rangemaster with a five-ring gas hob, oven and warming drawer and a Bosch dishwasher. There is the provision for a full-height fridge/freezer. A UPVC door with a double glazed panel opens to the rear of the property.





Landing

With pendant light points. Timber doors open to the family bathroom, bedroom 3, bedroom 2 and principal bedroom.



54 Southgrove Road



Within the Catchment for Highly Regarded Local Primary and Secondary Schooling

Dining Room

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From the entrance hall, a timber door opens a staircase which leads down to the:

Basement Level

Cellar 1

13'3 x 4'6 (4.04m x 1.37m)

With light and power.

Cellar 2

12'8 x 7'10 (3.86m x 2.40m)

With light and power.

Ground Floor Continued

From the entrance hall, a staircase with a timber handrail and balustrading rises to the:

First Floor

Landing

With pendant light points. Timber doors open to the family bathroom, bedroom 3, bedroom 2 and principal bedroom.

Family Bathroom

Having a rear facing UPVC double glazed window, recessed lighting, extractor fan, partially tiled walls, central heating radiator and tiled flooring. There is a suite in white comprising a low-level WC and a pedestal wash hand basin with a chrome mixer tap and a storage cabinet above. To one wall, is a panelled bath with a chrome mixer tap, a fitted shower, an additional hand shower facility and a glazed screen. A cupboard houses the Ideal boiler.

Bedroom 3

11'7 x 7'1 (3.53m x 2.16m)

A double bedroom with a side facing UPVC double glazed window, pendant light point and a central heating radiator.

Bedroom 2

13'2 x 11'6 (4.01m x 3.51m)

A further double bedroom with a rear facing UPVC double glazed window, pendant light point with a decorative ceiling rose, central heating radiator and deep skirtings. The focal point of the room is the decorative fireplace with a cast iron mantle and surround. The fitted furniture includes shelving.

Principal Bedroom

18'7 x 14'0 (5.66m x 4.26m)

A good-sized principal bedroom with front facing UPVC double glazed windows, coved ceiling, flush light point with a decorative ceiling rose, pendant light points, central heating radiators and deep skirtings. The focal point of the room is the decorative fireplace with a timber mantle, cast iron surround and tiled hearth.

From the landing, a staircase with a timber handrail rises to the:

Second Floor

Landing

Having a roof panel and a flush light point. Timber doors open to bedroom 4 and the office. Access can be gained, via timber doors, to eaves storage.

Bedroom 4

19'10 x 18'5 (6.05m x 5.61m)

A double bedroom with a glazed roof panel, front facing UPVC double glazed window, flush light point, deep skirtings and timber flooring. Timber doors open to eaves storage.

Office

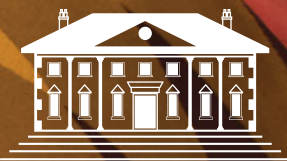
10'0 x 8'9 (3.05m x 2.67m)

Having Velux roof windows, recessed lighting and a central heating radiator. A timber door opens to the shower room.



Bedroom 2
13'2 x 11'6 (4.01m x 3.51m)

A further double bedroom with a rear facing UPVC double glazed window, pendant light point with a decorative ceiling rose, central heating radiator and deep skirtings. The focal point of the room is the decorative fireplace with a cast iron mantle and surround. The fitted furniture includes shelving.





54 Southgrove Road

Close to the Amenities of Ecclesall Road and Sheffield's City Centre

Shower Room

With a Velux roof window, a timber circular glazed window, a rear facing glazed panel, recessed lighting, partially tiled walls, central heating radiator and tiled flooring. The suite in white comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. There is a separate shower enclosure with a fitted shower and a glazed screen/door.

Exterior and Gardens

From Southgrove Road, an opening to a stone flagged path continues to the main entrance door. To the front of the property, there is exterior lighting, an external power point, and planted borders with mature trees and hedging.

The path continues to the right side of the property, to a timber pedestrian gate that opens to the rear.

To the rear of the property, is exterior lighting and external power points. There is a large stone flagged patio, a raised planter, planted borders and an area that is mainly laid to lawn with mature plants, trees and hedging. To the bottom of the garden, a raised planted area has stone steps, mature trees and hedging. The garden is enclosed by stone walling, and timber fencing.

From the patio, timber doors open to two garden stores.

Store 1

With an outdoor WC, a water tap and a pedestal wash hand basin with traditional chrome taps.

Store 2

4'3 x 3'3 (1.30m x 1.00m)
With storage space.

Bedroom 3 11'7 x 7'1 (3.53m x 2.16m)

A double bedroom with a side facing UPVC double glazed window, pendant light point and a central heating radiator.



Office 10'0 x 8'9 (3.05m x 2.67m)

Having Velux roof windows, recessed lighting and a central heating radiator. A timber door opens to the shower room.



Shower Room

With a Velux roof window, a timber circular glazed window, a rear facing glazed panel, recessed lighting, partially tiled walls, central heating radiator and tiled flooring. The suite in white comprises of a low-level WC and a pedestal wash hand basin with a chrome mixer tap. There is a separate shower enclosure with a fitted shower and a glazed screen/door.



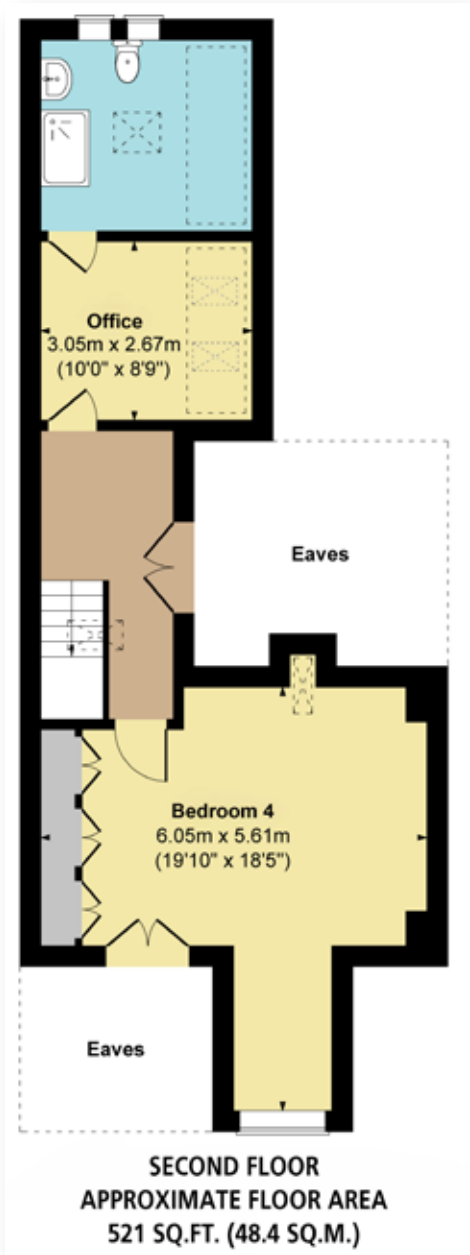
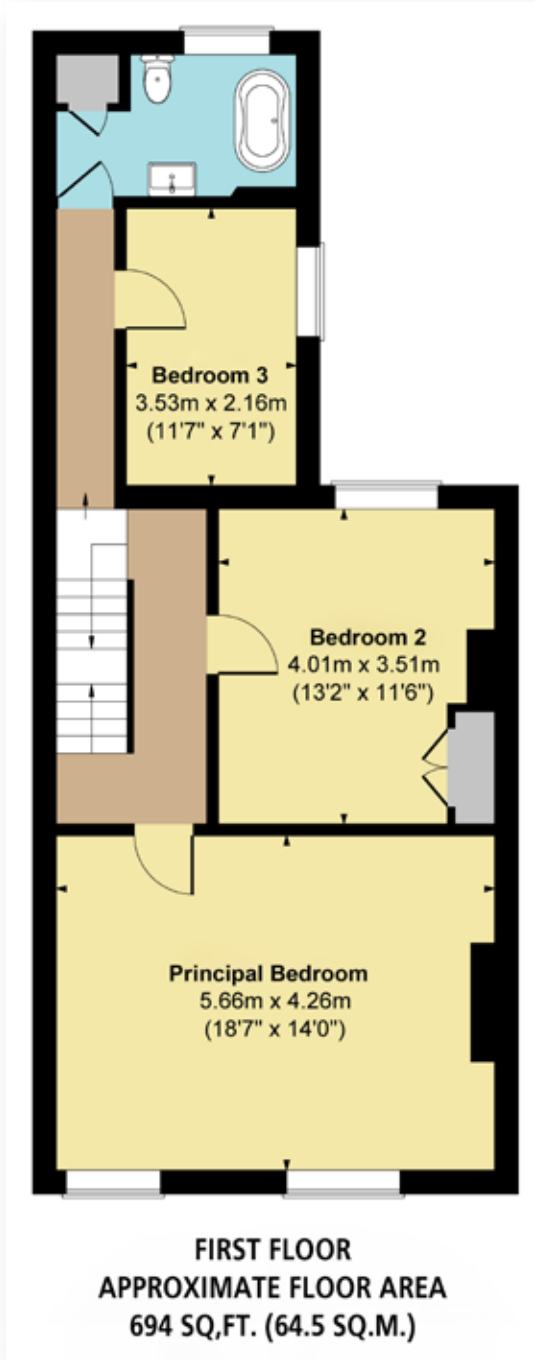
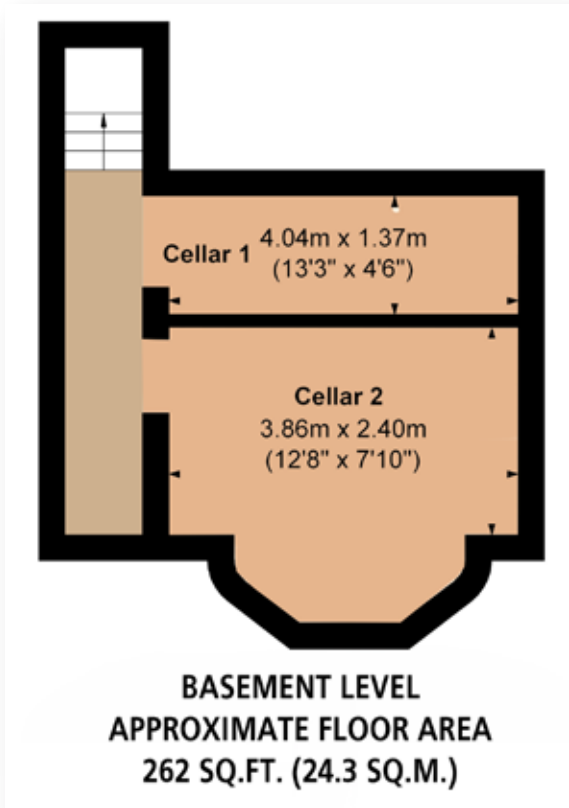
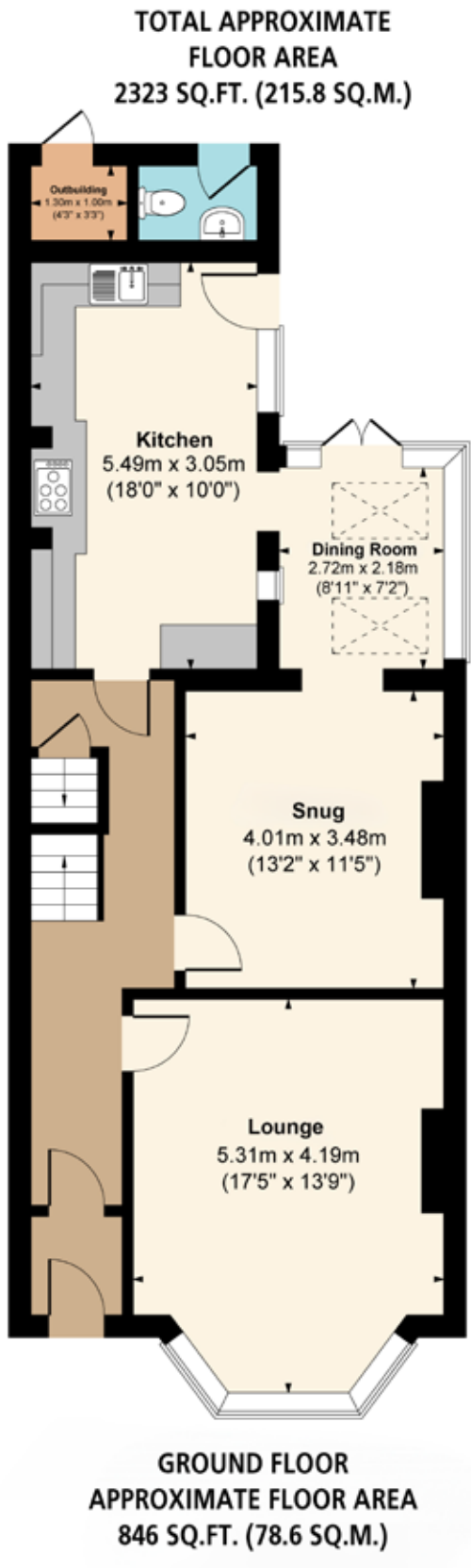


Bedroom 4

19'10" x 18'5" (6.05m x 5.61m)

A double bedroom with a glazed roof panel, front facing UPVC double glazed window, flush light point, deep skirtings and timber flooring. Timber doors open to eaves storage.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Exterior and Gardens Continued

To the rear of the property, is exterior lighting and external power points. There is a large stone flagged patio, a raised planter, planted borders and an area that is mainly laid to lawn with mature plants, trees and hedging. To the bottom of the garden, a raised planted area has stone steps, mature trees and hedging. The garden is enclosed by stone walling, and timber fencing.

From the patio, timber doors open to two garden stores.

Store 1

With an outdoor WC, a water tap and a pedestal wash hand basin with traditional chrome taps.

Store 2

4'3 x 3'3 (1.30m x 1.00m)
With storage space.



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Leasehold

Lease Details: 709 years remaining. There is a ground rent on the property.

Council Tax Band: E

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

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: There are no covenants, easements or wayleaves and the flood risk is low.

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.



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Botanical Gardens, Sheffield,
South Yorkshire S10 2NQ

Offers in the Region of £750,000