



37 Broomgrove Road, Botanical Gardens, Sheffield, S10 2NA

Saxton Mee

37 Broomgrove Road

Botanical Gardens

Asking Price

£775,000

An impressive and substantial Victorian semi-detached residence occupying a highly regarded position close to the Botanical Gardens and Ecclesall Road.

Extending to approximately 3,169 sq ft, this elegant period home offers exceptionally spacious and versatile accommodation arranged over three floors, complemented by useful basement cellars with potential for conversion, subject to the necessary consents.

The property retains a number of attractive original features, including high ceilings, generous room proportions and a striking bay-fronted reception room, while providing flexible living space ideally suited to modern family life.

The ground floor is entered via a welcoming reception hall, leading to an elegant bay-windowed sitting room, a formal dining room opening into a spacious breakfast kitchen, and a large family room. Additional practical spaces include a side entrance lobby, utility/laundry room and contemporary wet room.

The first floor provides four well-proportioned double bedrooms, a family bathroom and separate WC. The second floor offers three further double bedrooms, an additional bathroom and a useful storeroom, creating excellent flexibility for larger families, guest accommodation or home working.

Outside, the property benefits from a long driveway providing extensive off-road parking, a generous front garden with seating area, and a good-sized rear garden with further parking.

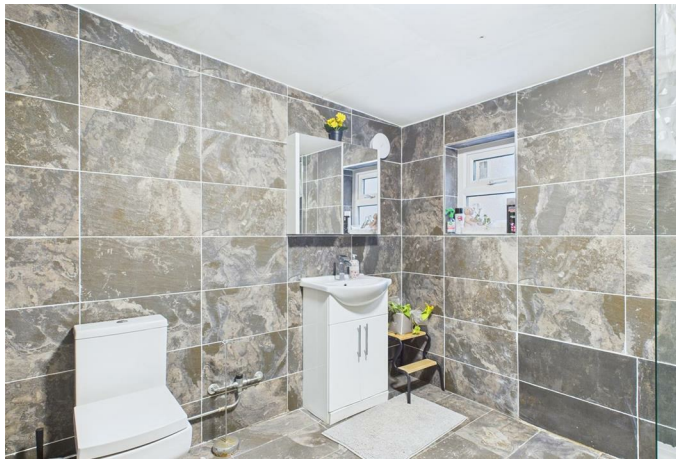
Ideally situated within walking distance of the Botanical Gardens, Sheffield University, major hospitals and the vibrant cafés, restaurants and independent shops of Ecclesall Road, the property occupies one of the area's most desirable residential addresses.

Offered for sale with vacant possession and no onward chain, early viewing is strongly recommended.



- Superb large Victorian family residence with accommodation of approximately 3,169 sq ft
- Seven double bedrooms and three bathrooms
- Lovely period features, high ceilings and very spacious layout
- Excellent off-road parking to the front and rear along with long driveway
- For sale with early vacant possession and no upward chain
- Within walking distance to the Botanical Gardens, Sheffield University and major hospitals
- Very sought after road and excellent residential suburb
- Great amenities on Ecclesall Road and Sharrow Vale Road with first class shopping, restaurants and bistros
- Large basement cellars with potential conversion
- Early inspection strongly recommended







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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