







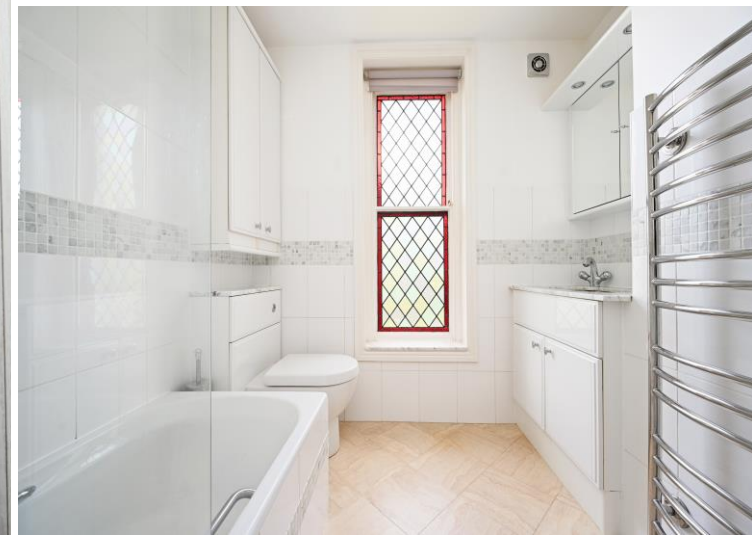
19 Lawson Road

Broomhill • Sheffield • S10 5BU

Guide Price £950,000 - £1,000,000

Set back from the road and discreetly positioned within one of Sheffield's most sought-after S10 addresses, this substantial stone-built, extended five-bedroom, three-bathroom family home offers beautifully proportioned accommodation rich in character and period charm. Combining elegant original features with flexible modern living, the property enjoys an enviable location just moments from Broomhill. Externally, the home benefits from a reclaimed cobbled driveway, double garage and an impressive landscaped rear garden. Entered via an original oversized stained-glass entrance door, the welcoming reception hallway immediately sets the tone for the home's timeless appeal and generous proportions. The bay-fronted lounge is beautifully light-filled, featuring decorative coving, ceiling rose and double-glazed French doors opening directly onto the garden. Neutral décor complements the marble fireplace, which includes an electric point should a purchaser wish to install a fire. Also positioned to the front is an elegant dining room with original wooden sash windows and fitted folding shutters, decorative coving and an electric coal-effect fire, creating a superb reception space ideal for entertaining and family gatherings. To the rear of the property is a versatile family room with built-in storage housing the hot water cylinder, providing an excellent additional living area adjoining the kitchen. The fitted kitchen enjoys attractive garden views and includes an integrated double oven and grill, electric hob, dishwasher and fridge, with direct access onto the rear garden. A separate utility room offers additional storage and leads through to a ground-floor shower room and WC. From the entrance hallway, stairs descend to a spacious cellar providing excellent storage alongside a partially converted room offering superb flexibility as a gym, playroom or home office, while also presenting exciting further development potential. The first floor hosts a beautifully presented principal bedroom with both front and side-facing original sash windows enjoying a leafy outlook. There are three further generously proportioned double bedrooms together with a fifth single bedroom, ideal for use as a nursery or study, which also provides access to the partially boarded loft space. The family bathroom features a contemporary three-piece white suite with underfloor heating, reclaimed stained-glass window and heated towel rail. A separate shower room is fitted with tiled walls, Amtico flooring, electric shower and heated towel rail. Externally, gated access opens onto a reclaimed cobbled driveway leading to a double garage with turning area. To the rear, the stunning level garden has been beautifully landscaped with mature planting and colourful borders, creating a wonderfully private and peaceful setting ideal for family life and outdoor entertaining. This highly regarded S10 location is particularly popular with families due to its excellent school catchment and outstanding convenience. Broomhill is within easy walking distance and offers an excellent range of cafés, restaurants, independent shops and everyday amenities, while Sheffield's major hospitals and universities are all easily accessible. The property is also ideally positioned for access to the Peak District National Park, making it perfectly suited to buyers seeking a balance between city convenience and outdoor lifestyle.





- Stone Built Detached Family Home
- 5 Bedrooms & 3 Bathrooms
- 3 Flexible Reception Rooms
- Retaining Original Features
- Excellent School Catchment

- Sought After Location in S10
- Generous Landscaped Garden
- Gated Driveway & Double Garage
- Freehold & No Chain
- Council Tax Band G, EPC Rating TBC



19 LAWSON ROAD

APPROXIMATE GROSS INTERNAL AREA = 186.2 SQ M / 2004 SQ FT

CELLAR = 52.0 SQ M / 560 SQ FT

DOUBLE GARAGE = 29.7 SQ M / 317 SQ FT

TOTAL = 267.6 SQ M / 2881 SQ FT

(EXCLUDING STORE)

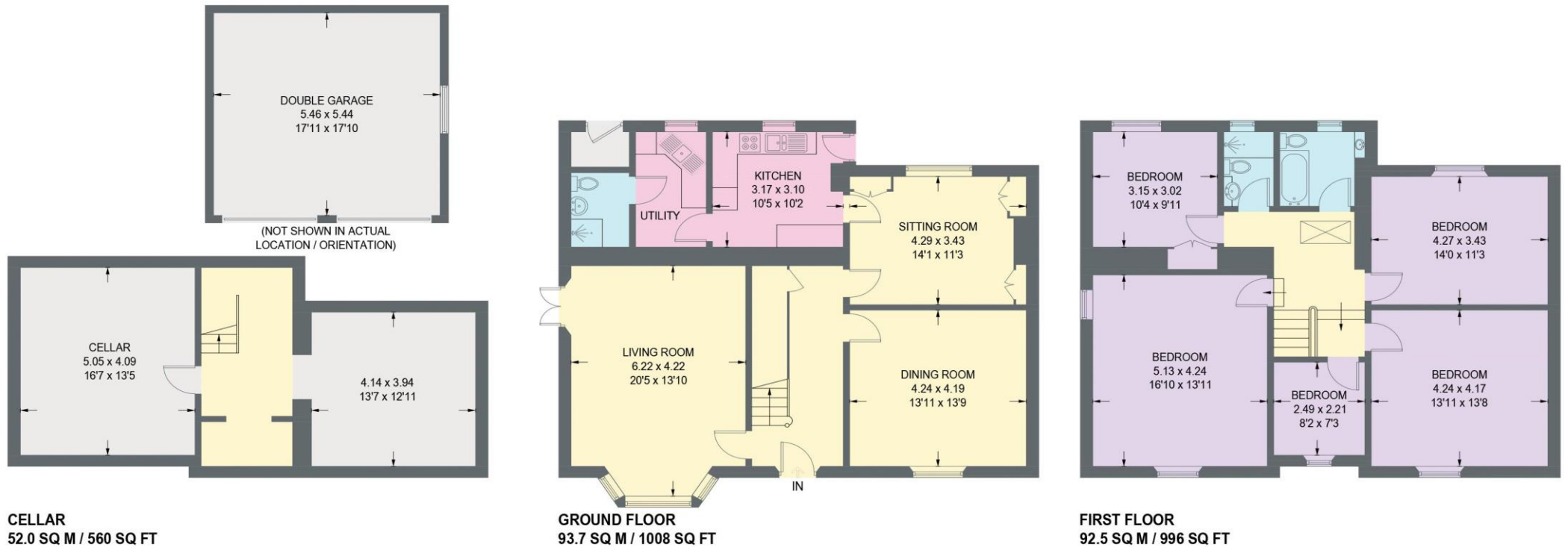


Illustration for identification purposes only,
measurements are approximate, not to scale.



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