Saxton Mee







Tapton House Road Broomhill Sheffield S10 5BY
Offers Around £850,000

St Luke's Sheffield's Hospice

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**CHAIN FREE ** FREEHOLD ** An exciting opportunity has arisen to purchase this stunning four bedroom semi-detached family home which occupies a fabulous sized plot with impressive gardens in this highly sought after area.

Well presented throughout, the property pleasingly retains a wealth of period features complemented by fabulous modern fixtures and fittings and measures over 2,800 square feet of accommodation which allows for versatile living.

On the ground floor there is an entrance hall that has fitted storage and access to a WC/Cloakroom and a study/home office. The bay windowed living room has the original parquet flooring, a feature fireplace and detailed ceiling coving/moulding. The fantastic kitchen dining living room has vaulted ceilings along with several Velux windows, underfloor heating and bi-fold doors which allows for generous natural light. The kitchen has a range of fitted units with contrasting extensive worktop space and integrated appliances including two electric ovens, a warming drawer, steam oven, a micro-combi oven, and an induction hob. From the entrance hall, stairs lead down to a spacious room that has original features. This versatile space could be used for a variety of purposes such as a family/games/cinema room. There is a utility room with WC and a boiler room.

On the first floor, the principal bedroom features a large bay window and the original tiled fireplace surround. The spacious ensuite has a bath, separate rainfall walk-in shower as well as a WC and wash basin, and features a walk-in wardrobe in the other section of the room. There is a second double bedroom, a family bathroom that has a white suite with a shower over the bath, and a separate shower off the landing area.

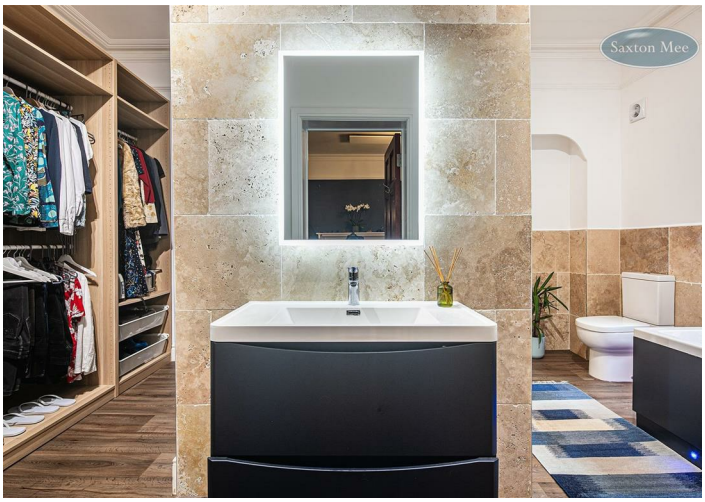
Stairs then lead to the second floor which has two further double bedrooms and useful fitted storage.



- SEMI-DETACHED FAMILY HOME
- OVER 2,800 SQUARE FEET
- FOUR DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- SUPERB 29FT KITCHEN DINER
- PERIOD FEATURES
- OFF ROAD PARKING FOR 2/3 CARS
- PRIVATE AND SECLUDED POSITION
- BROOMHILL CONSERVATION
- EASY ACCESS TO EXCELLENT AMENITIES







OUTSIDE
The property is accessed via a shared driveway to a block paved area which allows parking for three vehicles. The wonderful garden comprises two large lawn areas, a paved patio, and planted borders/beds which have a wide variety of well established shrubs, plants and trees.

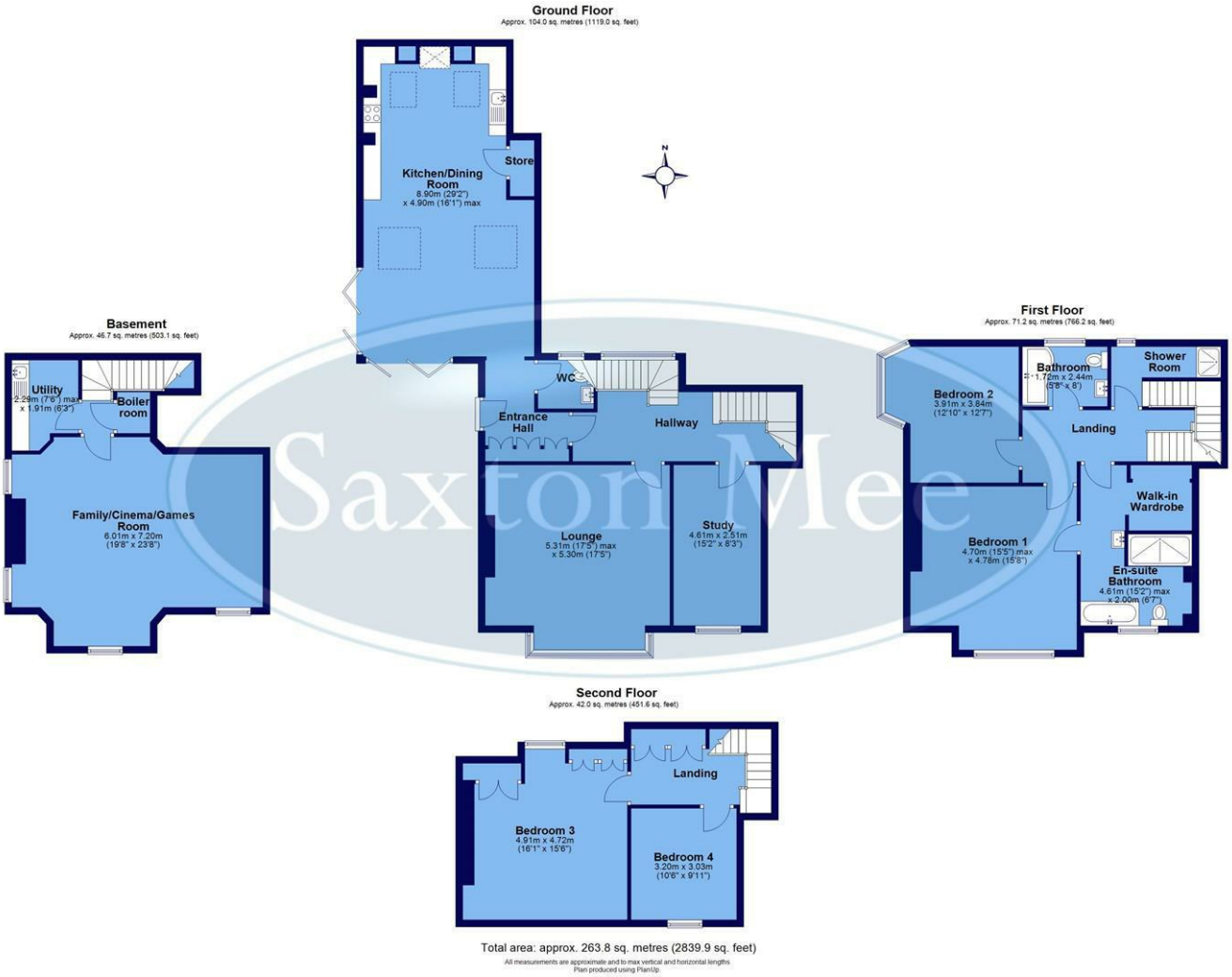
LOCATION
Tapton House Road falls into the Broomhill Conservation Area and therefore within walking distance of the vibrant shopping centre at Broomhill, which offers many superb restaurants and public houses, particularly Thyme Cafe, as well as boutiques, other cafés and supermarkets. There are regular bus routes to the city centre which lies only approximately two miles away while the glorious open scenery of the Peak District can be found in the opposite direction. It is within easy walking distance to the principal hospitals including the Royal Hallamshire, The Children's and Weston Park Hospital, together with the University of Sheffield. There are excellent local state schools as well as a choice of private schools.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band F.

VALUER
Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

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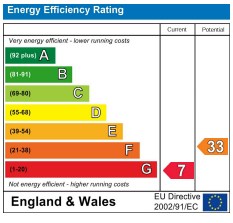


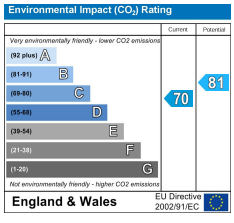
Total area: approx. 263.8 sq. metres (2839.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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