



8 Broad Elms Lane, Ecclesall, Sheffield, S11 9RQ



# 8 Broad Elms Lane

## Ecclesall

Guide Price

# £600,000

Guide Price £600,000 to £625,000

A beautifully presented and deceptively spacious 3/4 bedroom bungalow, ideally located on the highly sought-after Broad Elms Lane. This wonderful home offers flexible accommodation throughout, attractive gardens and excellent access to local amenities and transport links.

You are welcomed into a bright and airy entrance hall which leads through to a generous living room filled with natural light, creating a warm and comfortable space to relax. A dining room connects easily to the well-proportioned kitchen, offering a practical and sociable layout that works perfectly for both everyday living and entertaining. A lovely sunroom provides an additional versatile living space, ideal for relaxing or enjoying views of the garden.

On the ground floor, there are two well-sized bedrooms both with ample storage, one with en-suite along with a family bathroom, allowing for convenient single-level living if desired. The home also benefits from excellent practicality, including a useful utility/laundry room, hallway storage and internal access to the garage.

Upstairs, the property continues to impress with two further bedrooms, one of which could also serve as a home office or additional reception room, alongside a WC and further bathroom facilities, offering superb flexibility for a variety of needs.

Externally, the property features a driveway providing off-street parking, an integral garage and beautifully maintained front and rear gardens that offer a sense of privacy and outdoor space to enjoy.

Perfectly positioned, the home is just a short walk from the vibrant amenities of Bents Green and Ecclesall Road, with a great selection of cafés, independent shops, a pharmacy, and a popular bakery nearby. The area is also well served by green spaces and excellent transport links into Sheffield city centre and beyond.

A rare opportunity to acquire a spacious and versatile home in one of the area's most desirable residential locations.

- Deceptively spacious 3/4 bedroom bungalow in a highly sought-after location
- Flexible layout ideal for families, downsizers, or home working
- Bright and airy living room filled with natural light
- Dining room and well-proportioned kitchen, perfect for entertaining
- Versatile sunroom offering additional living or relaxation space
- Two ground-floor bedrooms, including one with en-suite for convenient single-level living
- Two further upstairs rooms adaptable as bedrooms, office, or reception space
- Excellent practical features including utility room, ample storage, and integral garage access
- Beautifully maintained private front and rear gardens with driveway parking
- Prime position close to Bents Green, Ecclesall Road amenities, green spaces, and transport links

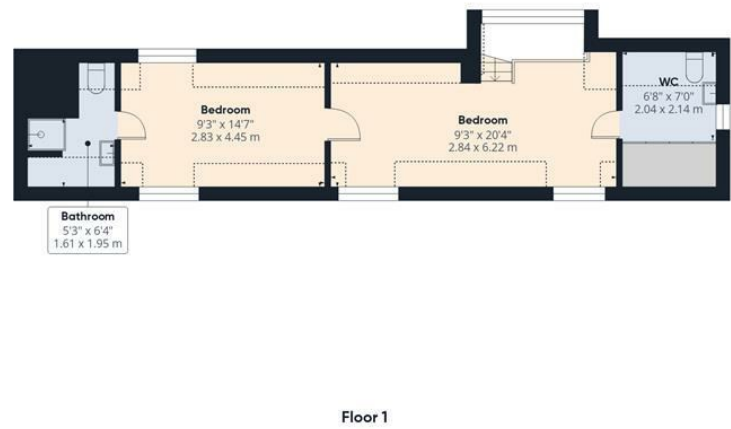






**Approximate total area<sup>(1)</sup>**  
 1617 ft<sup>2</sup>  
 150.2 m<sup>2</sup>

**Reduced headroom**  
 119 ft<sup>2</sup>  
 11 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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