

92 Westbourne Road, Broomhill, Sheffield, S10 2QT
£850,000

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Council Tax Band: E

Situated within the heart of Broomhill conservation area, this stunning four bedroom, two bathroom extended detached home is perfect for families and boasts a sizeable garden to the rear with an additional detached outbuilding. Modern and spacious throughout, the property is situated close to a wealth of shops, cafes and amenities in Broomhill, is perfectly placed for easy access to the universities, hospitals and the city centre, and is within the catchment area of many private schools. Full of charm and character, the property has double glazing and gas central heating throughout and in brief comprises; entrance hallway with cloakroom, downstairs wc, bay fronted sitting room, a spacious lounge and dining kitchen with integrated appliances and access to the garden. To the first floor there is a landing area, a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. To the second floor there is a sizeable attic bedroom. Outside, to the front there is a Cocreate driveway for up to three cars and a gate to the side gives access to the rear garden which is a breathtaking landscaped space having a patio, two large lawns and a seating area to the bottom of the garden. Surrounded by flower beds, shrubs, fencing and mature trees the garden enjoys a private outlook and gives access to the detached outbuilding which is currently used as an office, having two separate rooms and an additional storage room. A viewing is essential to appreciate the accommodation on offer - contact Archers Estates to book your visit today! Freehold tenure, council tax band E.

Entrance Hallway

A front facing composite door leads to the entrance hallway, which is wide and inviting and has a staircase rising to the first floor accommodation, a side facing double glazed window, laminate flooring and a radiator. There is a useful cloakroom and doors lead to the downstairs rooms.

Downstairs WC

A useful addition to the property having a low flush wc, pedestal wash basin and a side facing double glazed window.

Sitting Room

A cosy yet versatile room which could also be used as a dining room if required, having a front facing double glazed bay window with plantation shutters, laminate flooring and a radiator.

Lounge

A spacious lounge which has a rear facing double glazed bay window overlooking the gardens, a feature fireplace and a radiator.

Extended Dining Kitchen

A stunning dining kitchen which has modern style fitted wall and base units with a Corian worksurface which incorporates a composite sink with fluted draining area and a five burner gas hob with stylish extractor above. There are integrated appliances including an electric oven and grill double unit, washing machine and a dishwasher. There is also space for an American fridge freezer. With space for a dining table and chairs, tiled flooring, two radiators, side and rear facing double glazed windows and rear facing french doors leading to the outside.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a side facing double glazed window and a wooden bannister rail. A further staircase ascends to the second floor accommodation.

Master Bedroom

A sizeable master bedroom which has a rear facing double glazed bay window overlooking the garden, a radiator and fitted wardrobes. A door leads to the en-suite shower room.

En-Suite Shower Room

A great addition, having a suite comprising of a walk in double shower enclosure, a pedestal wash basin and low flush wc. With a radiator, tiled flooring and a side facing double glazed window.

Bedroom Two

The second bedroom is another double sized room which has a front facing double glazed bay window with plantation shutters, a radiator and fitted wardrobes.

Bedroom Three

The third bedroom is a single sized room which has a front facing double glazed window with plantation shutters and a radiator.

Family Bathroom

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With a radiator, tiled flooring and a side facing double glazed window.

Attic Bedroom Four

A staircase ascends from the first floor landing and leads to the attic bedroom, which is a large room having a side facing double glazed window, fitted wardrobes, a radiator, a useful storage area to the eaves and ample space for bedroom furnishings.

Outside

To the front of the property there is a Cocreate driveway providing off road parking for up to three cars. A gate to the side gives access to the rear of the property where there is a beautifully landscaped garden having a patio area, two separate lawns and is surrounded by fencing, shrubs and mature trees giving a private feel. The garden also enjoys a south westerly outlook and therefore takes full advantage of the sunshine! With immediate access to the detached outbuilding.

Detached Office/Garden Room

Currently in use as an office, this could easily be used for a variety of purposes such as a gym, playroom or even additional bedroom if desired. Having power and lighting, there is a side facing entrance door leading into the building which has two separate rooms. With two side facing windows (one double glazed, one single glazed), a velux window, three radiators and a useful separate wc room with side facing single glazed window.

Storage Room

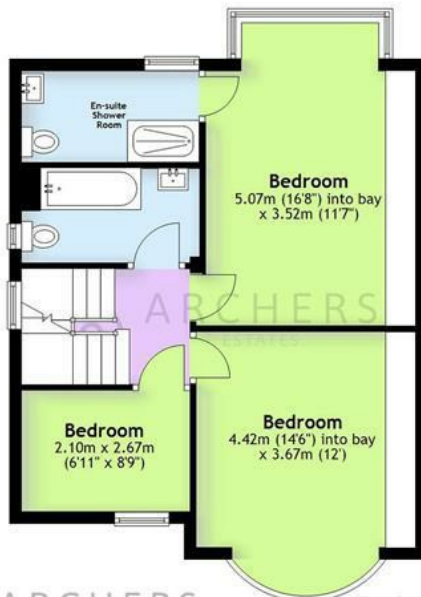
Forming part of the outbuilding, there is also a storage room which has a combi boiler and vinyl flooring.



Outbuilding
Approx. 29.5 sq. metres (317.6 sq. feet)



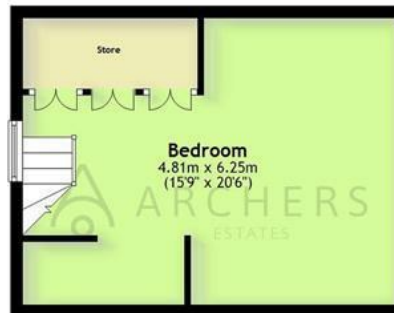
First Floor
Approx. 51.7 sq. metres (556.6 sq. feet)



Ground Floor
Approx. 62.5 sq. metres (673.2 sq. feet)



Second Floor
Approx. 30.1 sq. metres (323.6 sq. feet)



Total area: approx. 173.8 sq. metres (1871.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	76
	EU Directive 2002/91/EC	