



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



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







Floor -1



Ground Floor

Approximate total area⁽¹⁾
3169 ft²
294.5 m²
Reduced headroom
67 ft²
6.2 m²



Floor 1



Floor 2

(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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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

