



20 Bristol Road, Botanical Gardens, Sheffield, S11 8RL

# 20 Bristol Road

## Botanical Gardens

Guide Price

# £700,000

GUIDE PRICE: £700,000-£725,000

A truly stunning six-bedroom, stone-built double-fronted semi-detached residence, enviably located in the highly sought-after Botanical Gardens area of Sheffield. The property seamlessly blends timeless period charm with stylish modern living. Boasting high ceilings and an abundance of original features, this impressive home has been thoughtfully renovated by the current owners to an exceptional standard.

At the heart of the property is a breathtaking dual-aspect open-plan kitchen and dining room, ideal for both everyday living and entertaining. This light-filled space showcases a striking exposed brick fireplace, a large bay window providing the perfect spot to relax with a morning coffee, and elegant bi-folding doors opening onto the rear garden. A separate utility room offers additional storage and practicality.

The property also benefits from a tastefully presented lounge, complete with a feature fireplace, while the welcoming entrance hallway sets an immediate tone of character and space upon arrival.

To the first floor are three spacious double bedrooms and a well-appointed family bathroom. The second floor offers three further generous double bedrooms alongside a contemporary shower room, making the home ideal for growing families or those seeking flexible living arrangements.

Externally, to the rear is an attractive, enclosed, paved private garden, perfect for low-maintenance outdoor enjoyment, along with a useful brick-built store.

The vendors have also obtained planning consent for conversion of the basement, offering exciting potential for further development. Details can be viewed under planning reference 25/03490/FUL.

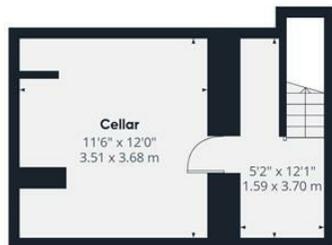
This exceptional property effortlessly combines period elegance with modern comfort, creating a superb family home in one of Sheffield's most desirable locations close to local parks, schools, independent cafes, restaurants and transport links to both the City Centre and Peak District National Park.



- Stunning six-bedroom stone-built double-fronted semi-detached home
- Located in the highly sought-after Botanical Gardens area of Sheffield
- High ceilings and a wealth of original period features throughout
- Tastefully renovated to a high standard by the current owners
- Impressive dual-aspect open-plan kitchen and dining room
- Feature exposed brick fireplace and large bay window seating area
- Bi-folding doors opening onto a private rear garden
- Separate utility room providing additional storage and practicality
- Six generous double bedrooms across two upper floors with family bathroom and shower room
- Enclosed paved rear garden with a useful brick-built store







Floor -1



Ground Floor

**Approximate total area<sup>(1)</sup>**

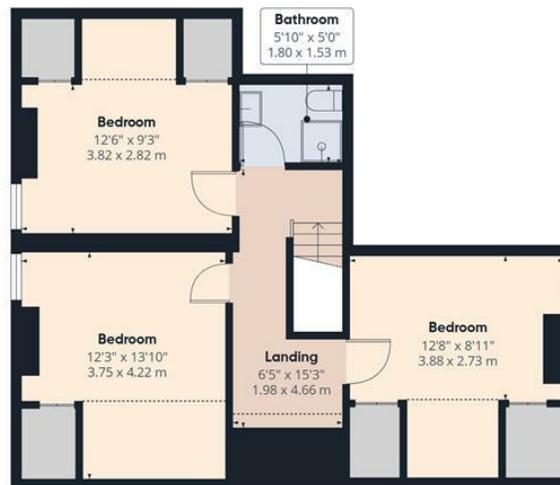
2111 ft<sup>2</sup>  
195.9 m<sup>2</sup>

**Reduced headroom**

91 ft<sup>2</sup>  
8.5 m<sup>2</sup>



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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