



34 Botanical Road, Botanical Gardens, Sheffield, S11 8RP

Saxton Mee

34 Botanical Road

Botanical Gardens

Guide Price

£575,000

GUIDE PRICE £575,000-£595,000

Situated on one of Sheffield's most sought-after roads, Botanical Road is ideally located within walking distance of the award-winning Botanical Gardens and the bustling and vibrant Ecclesall Road, which offers a vast array of bars, restaurants, cafes, boutiques, and excellent transport links to the city centre and out towards the famous Peak District National Park.

The property welcomes you with a spacious hallway featuring a striking stained glass window in the front door, allowing natural light to fill the space. The hallway also includes a detailed architrave and a beautiful staircase leading to the first-floor landing. From here, you have access to the living room, a bright and airy space with a large bay window, stunning fireplace and pinewood flooring throughout.

Off the hallway, you'll find the separate dining room, with a beautiful fireplace and picture sash windows looking out onto the rear garden. An archway leads into the kitchen, creating a practical and open space for everyday living. There is also a door leading from the hallway down to the basement, which benefits from great head height and offers potential for use as a utility room, workshop, or additional storage.

On the first floor, the property offers three good size bedrooms and a family bathroom with the master bedroom at the front benefiting from another feature iron fireplace and two lovely windows. The second floor has a lovely attic bedroom with two Velux windows and access into an en-suite shower room.

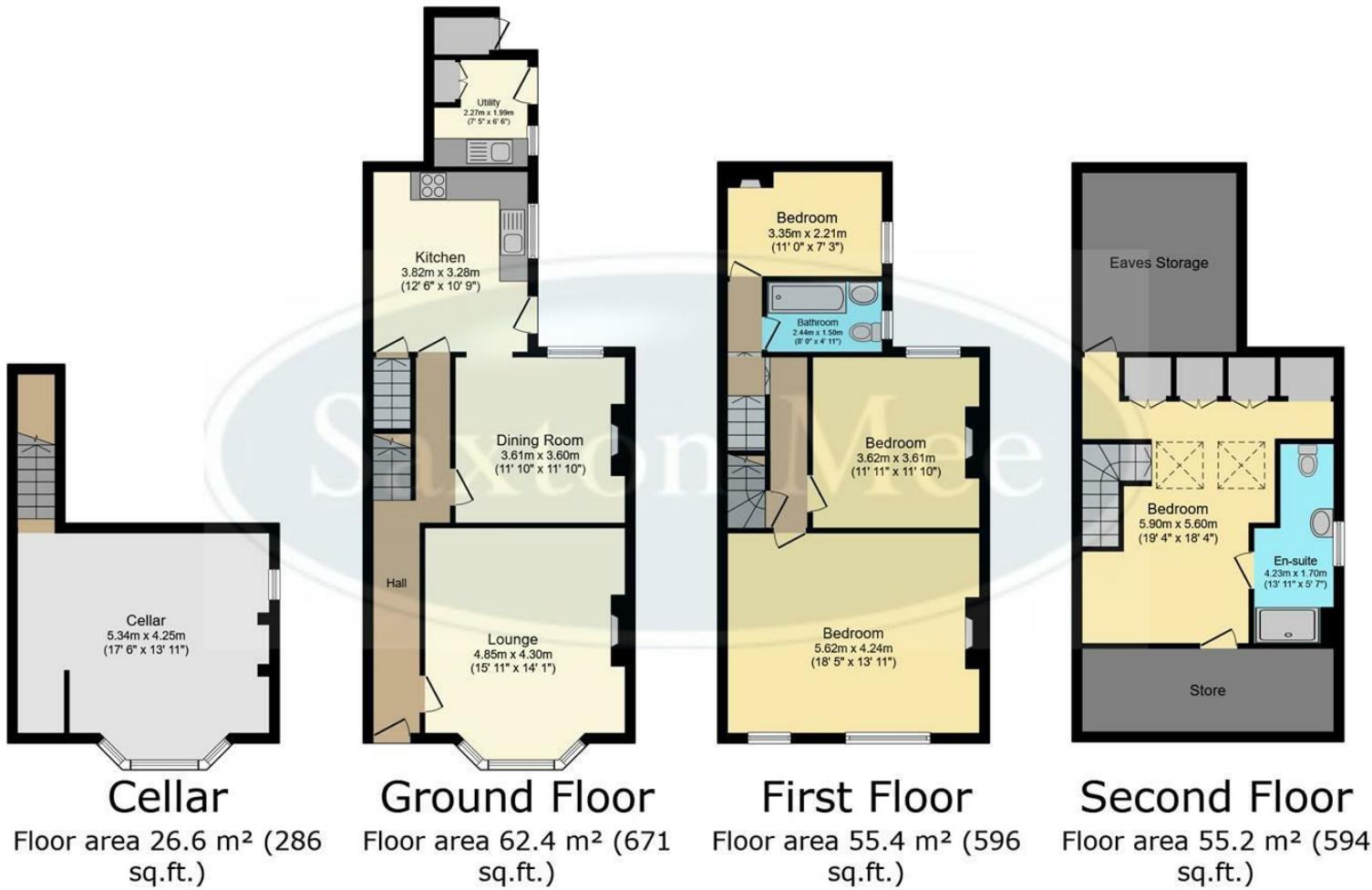
To the rear of the property, a well-maintained garden provides a peaceful outdoor space, while two outhouses offer useful storage or the potential for further development.

With its spacious rooms, original features, and excellent location, this property presents a great opportunity for those seeking a family home in one of Sheffield's most desirable areas.



- No Onward Chain
- Four Bedroom Semi Detached Family Home
- Spacious Rooms With Original Features
- Stunning Living Room With Large Bay Window
- Two Bathrooms One Being En-Suite To Master Attic Bedroom
- Located In One Of Sheffield's Most Sought After Areas Close To Local Amenities And Easy Access To Countryside
- Basement With Potential For Additional Room Or Storage
- Well Maintained Rear Garden With Two Outbuildings
- Leasehold 800 years From 5 April 1932
- Viewings Via Banner Cross Office





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