



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.

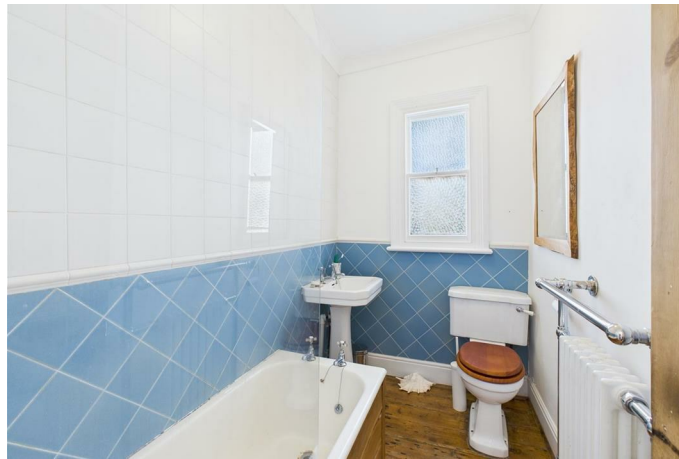
On the first floor, the property offers three good size bedrooms and a family bathroom with the master bedroom at the front benefiting from another feature iron fireplace and two lovely windows. The second floor has a lovely attic bedroom with two Velux windows and access into an en-suite shower room.

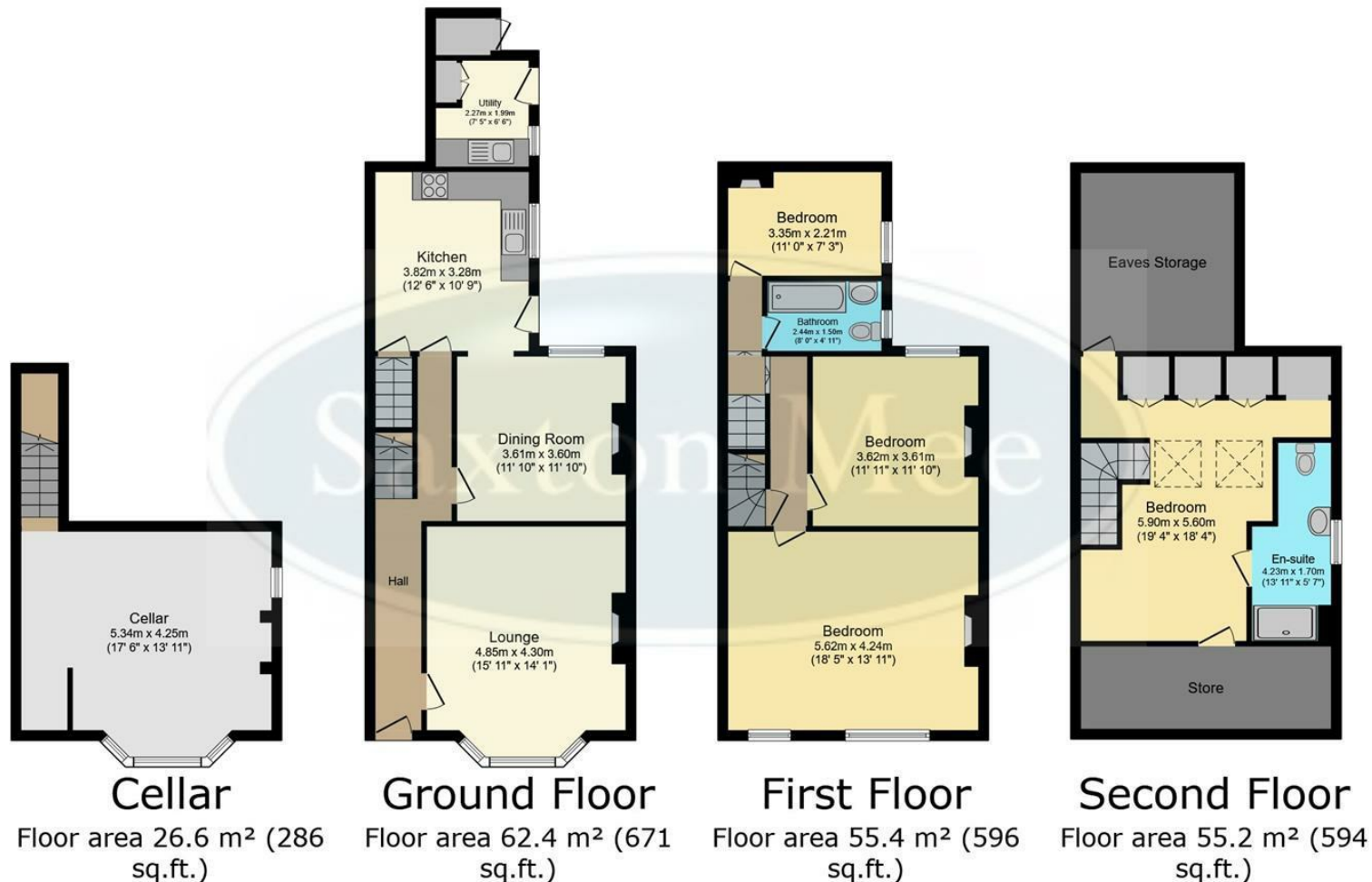
To the rear of the property, a well-maintained garden provides a peaceful outdoor space, while two outbuildings offer useful storage or the potential for further development.

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





**TOTAL: 199.5 m<sup>2</sup> (2,147 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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