



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

Saxton Mee

# 37 Broomgrove Road

## Botanical Gardens

Asking Price

# £775,000

Situated on one of the area's most sought-after roads, this striking and substantial Victorian semi-detached family home offers exceptionally spacious accommodation arranged over three floors, extending to approximately 3,169 sq ft.

The property boasts seven generous double bedrooms and three bathrooms, with additional basement storage cellars that offer excellent potential for conversion, subject to the necessary consents.

Ideally located within walking distance of the Botanical Gardens, the property is perfectly positioned for Sheffield University, local hospitals, recreational sports facilities, and the excellent range of shops, restaurants, and bistros along Ecclesall Road.

Retaining many attractive period features, the home combines character with versatility, and an internal inspection is strongly recommended to fully appreciate the scale and layout of the accommodation. The property is offered for sale with early vacant possession and no upward chain.

The ground floor comprises a large and welcoming reception hall, an elegant sitting room with feature bay window, a separate dining room with access to a spacious breakfast kitchen, a large family room, a lobby with side entrance, a utility/laundry room, and a contemporary shower/wet room with full suite.

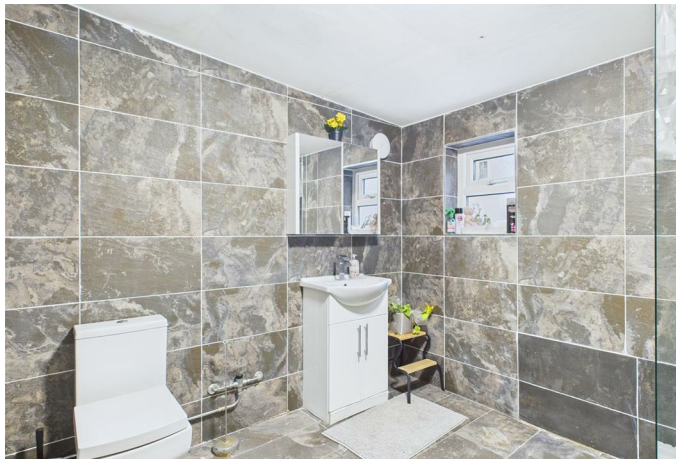
The first floor provides four well-proportioned double bedrooms, a family bathroom with full suite and shower, and a separate WC. To the second floor is a good-sized landing leading to three further double bedrooms, an additional bathroom with full suite, and a useful storeroom.

Externally, the property benefits from a long driveway providing extensive off-road parking, a generous front garden with sitting-out area, and to the rear, a good-sized garden along with excellent additional parking.



- 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







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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