

37 Broomgrove Road, Botanical Gardens

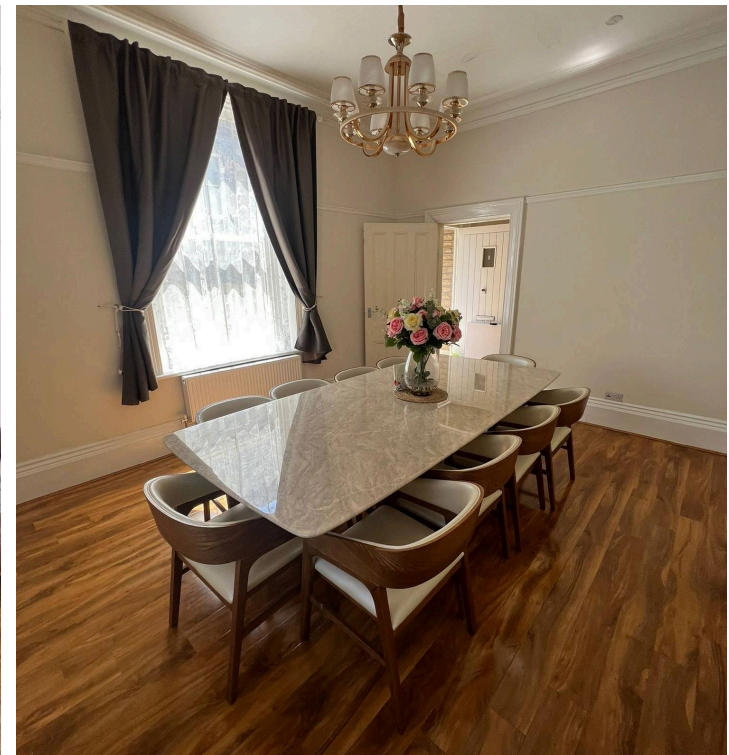
Sheffield

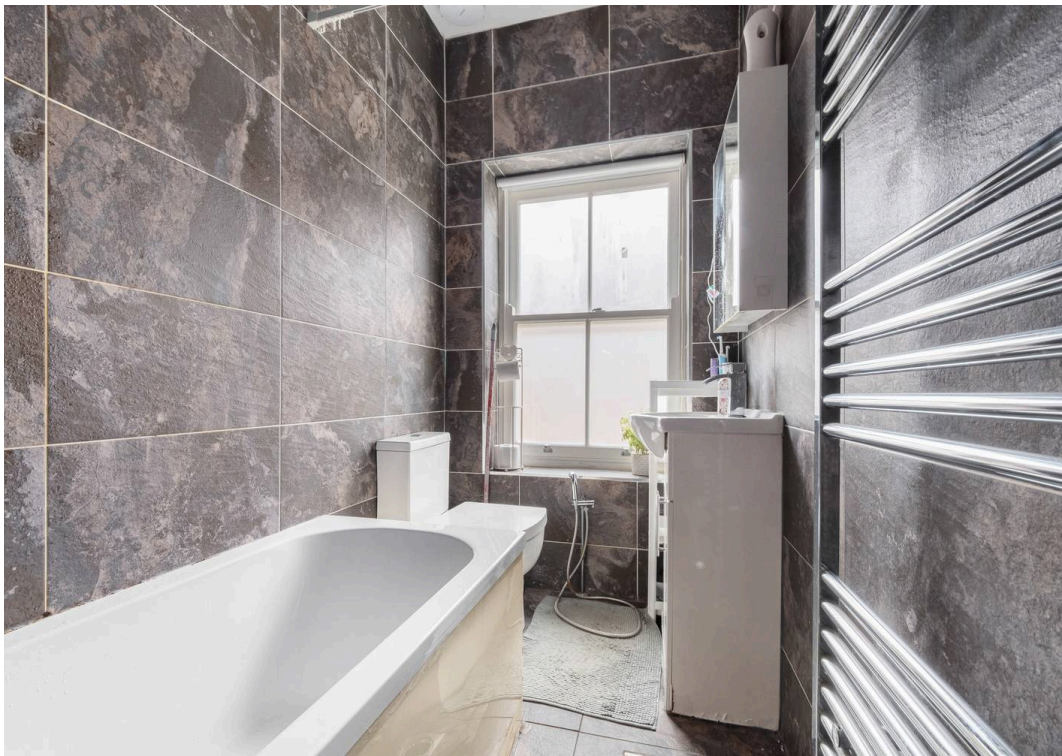
Guide Price £850,000 - £900,000

37 Broomgrove Road

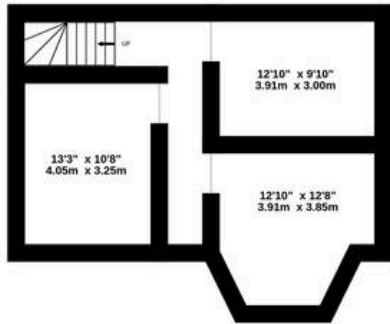
Botanical Gardens, Sheffield

A once in a lifetime opportunity has arisen to purchase this stunning, seven double bedroom, double fronted, stone built, period Victorian family residence. Standing in the large plot and accessed via a long driveway to the front that ensures a huge degree of privacy along with plenty of off road parking. Built in a period where craftsmanship, attention to detail and finish were at the forefront, this sensational home offers an incredibly rare opportunity to market and will be perfect for the growing family market looking to create a forever family home. With three incredibly light and spacious floors of accommodation that total a staggering 3,526 sq feet along with vast potential to fully convert the existing lower ground floor if required. Offered to the open market with the benefit of no upward chain the property enjoys three reception rooms, utility and a large kitchen, shower room and dining room to the ground floor, the upper levels do not disappoint with seven spacious double bedrooms and two further bathroom's one each of the upper floors. Retaining numerous period original features character and charm associated with a property from this era, it's easy to say that viewing is a prerequisite to fully appreciate and understand the size and style on offer by this gorgeous property. Located on this iconic Sheffield residential road within the very heart of ultra-popular Botanical Gardens on the south west of the city. Council Tax band: F Tenure: Freehold

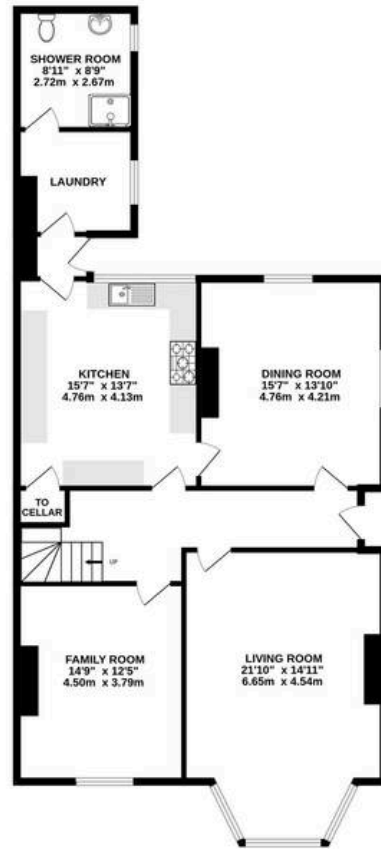




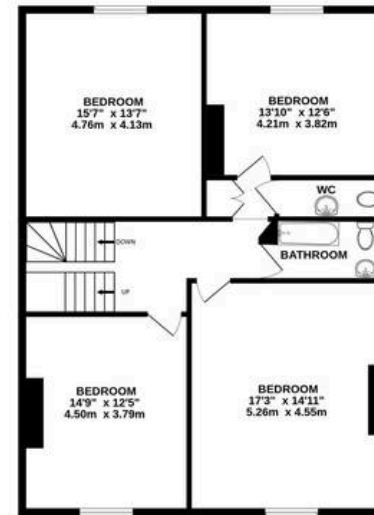
BASEMENT
529 sq.ft. (49.1 sq.m.) approx.



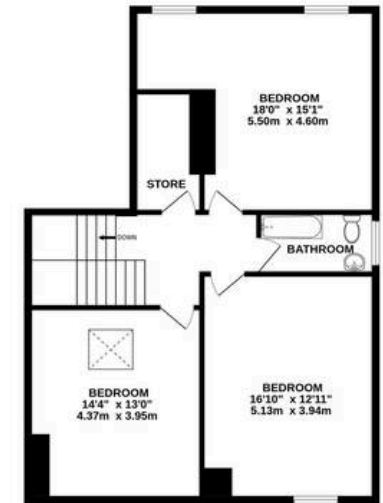
GROUND FLOOR
1190 sq.ft. (110.6 sq.m.) approx.



1ST FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



2ND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 3526 sq.ft. (327.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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